

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 8 AUGUST 2023 AT 7:00PM

Committee Members Present: Cllrs C Beary, S Bhachu, M Bhatti, A Burke, J Cook, S Hutchins and P Stanhope

Also in attendance: Nicole McCaig – Business Administrator (Minute Taker)

APOLOGIES FOR ABSENCE

Cllrs P Kinchin and G Young

144/22 PUBLIC PARTICIPATION

8 members of the public were in attendance at the meeting.

1 MoP, representing Gams' Field Community Land Trust, read out a statement (copy of statement attached to these minutes). Cllr Cook used her discretion to allow the MoP to speak as the item discussed was not on the agenda. Cllr Cook did not allow questions from members at this point.

1 MoP discussed the item regarding the Lawful Development Certificate application for the House in multiple occupation at White Lodge, Widcroft Road, Iver. The MoP raised the volume of household waste and parking as current issues.

1 MoP discussed her objection to the demolition of The Schoolhouse, 138 High Street, Iver as The Schoolhouse is an important house in the group of properties at the school and cottages opposite.

1 MoP added that the Schoolhouse land will be used for parking by the Sunnyside Nursing Home.

Cllr Cook read a statement from the Iver Village Residents' Association objecting to the demolition of The Schoolhouse, 138 High Street. Parking spaces gained would not be sufficient for the increased size of care home.

Cllr Cook read a statement from a MoP, who was unable to attend the meeting, objecting to the use of land at The Schoolhouse, 138 High Street after demolition as a car park for the Sunnyside Nursing Home.

145/22 DECLARATIONS OF INTEREST

- a) There were no declarations of interest made.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

146/22 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 11th July 2023, together with the notes of comments and observations submitted to the new Buckinghamshire Area Planning Team for Chiltern and South Bucks, be agreed and signed by the Chair.

147/22 MOTORWAY SERVICE AREA

Cllr Cook reported that the MSA application is expected to be going to the Strategic Sites Committee at the end of August 2023. Letters between developers cite the Ivers Neighbourhood Plan. However, the Welcome Break developer's definition of the A407 corridor does not include Mansfield Farm. The developer also states that as access will be via the M25 the building will not be seen and therefore the A407 corridor definition and Neighbourhood Plan Gaps policy does not apply.

Resolved:

Cllr Cook to respond to the developer to refute their A407 corridor definition but will withhold the full definition.

148/22 DATA CENTRE APPLICATIONS

No further applications.

149/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

No further updates.

150/22 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/2182/PRAMD (*)**
Reeds Bridge Court Lane Iver Buckinghamshire
Proposed replacement of footbridge crossing the Slough Arm of the Grand Union Canal as part of Public Footpath no. 18 under Schedule 2 Part 8, Class B of The Town and Country Planning (General Permitted Development) Order 2015.
IPC Comments: The parish council echo Mr Graham's comments noting that the new bridge is slightly to the east of the old one and encouraging the applicant to submit an appropriate PROW Diversion Order as soon as possible.
- **PL/23/2325/FA**
Iver Flowerland Norwood Lane Iver Heath Buckinghamshire SL0 0EW
Change of use to storage (Class B8) (retrospective) and associated landscaping
IPC Comments: **Object and call-in** due to the following: as stated in the adopted Ivers Neighbourhood Plan, Policy IV9 (B) Reducing Heavy Goods Vehicles, the parish council will not support development that will lead to an increase in HGV movements. The parish council dispute the number of HGV movements quoted in association with the application. If minded to permit, the parish council request the inclusion of the following conditions.
 - Active air quality management to be in place
 - Hours of operation to be reduced to 09:00 – 17:00
 - Restriction on the number of HGV movements - not to exceed 7 per week

The following two items were moved up the agenda to allow MoPs present to hear the parish council's discussions:

151/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/2486/DM**

The School House 138 High Street Iver Buckinghamshire SL0 9QA

Prior Notification under Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for demolition of a two storey residential property and single storey outbuilding

IPC Comments: **Object and call-in** due to the following:

- The property is described in the adopted Ivers Neighbourhood Plan, Policy IV3, as forming part of a cluster of buildings of distinct character and is included in Policy IV5 and Appendix D as a Local Heritage Asset.
- The demolition process will cause air quality and road safety issues at the neighbouring school and bus stop.

The parish council request assessments by Heritage Building and Tree Officers and an Ecological (bat) survey.

If minded to permit, the parish council request that:

- active air quality management is carried out during the demolition phase
- no spoil from the demolition to be stored on site
- hours of demolition be reduced to commence after 10:00am.

Due to the close proximity of a school and bus stop, a routing plan for demolition traffic must be agreed along with active traffic management. PM2.5 monitoring must also be carried out within the school.

The parish council request there are no demolition traffic movements during term time as the school is open for breakfast club through to evening activity clubs.

152/22 CORRESPONDENCE RECEIVED

- To receive a request for evidence from Buckinghamshire Council for the following:

PL/23/2072/EU

Whitelodge Widecroft Road Iver Buckinghamshire SL0 9QD

Certificate of lawfulness for existing property used for house in multiple occupation (HMO) with 11 double bedrooms each with en-suite facilities and two kitchens, shared living room and shared garden space/facilities

IPC Comments: The parish council do not hold records regarding the use of the house. However, the parish council have been made aware of residents' observations that the property has not been used as an HMO for 10 years and several residents report the property has only been used as an HMO for one year. Residents also report that building work has been undertaken recently (less than 4 years).

Resolved to:

Add details of the case to the parish council's Enforcement list and to register with Buckinghamshire Council Enforcement if not previously registered.

7:42pm Two MoPs left the meeting.

153/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/2269/FA (*)**

88 Bathurst Walk Iver Buckinghamshire SL0 9EG

Conversion of roof from hip to gable end to create a habitable roof space, include a rear dormer, insertion of window into flank elevation at roof level and insertion of two roof lights in front slope.

IPC Comments: No comment.

- **PL/23/2233/FA (*)**

78A Slough Road Iver Heath Buckinghamshire SL0 0DY

Part single/part two storey rear extension, single storey front infill extension, first floor side extension, additional side windows and porch canopy.

IPC Comments: The parish council request the planning officer notes concerns regarding the negative impact on neighbours light and privacy.

- **PL/23/2393/SA**

Home Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0NY

Certificate of Lawfulness for proposed single storey side extension, dormers to both sides and rear elevations and installation of a roof light at the front elevation

IPC Comments: The parish council request that the planning officer notes green belt policy and objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan applies. The parish council request that the planning officer checks the proposal does not amount to overdevelopment/exceed development limits within the green belt.

- **PL/23/2366/FA**

95 Pinewood Green Iver Heath Buckinghamshire SL0 0QN

Retrospective application for fencing/boundary treatment

IPC Comments: The parish council request the planning officer notes Policy IV2 of the adopted Ivers Neighbourhood Plan protects the visual appearance of the area and identifies Pinewood Green as an Area of Special Character.

- **PL/23/2379/FA**

35 Wellesley Avenue Iver Buckinghamshire SL0 9BP

Two storey rear extension, the addition of a first floor side window and garage conversion to living space.

IPC Comments: No comment.

- **PL/23/2345/SA**

Hawkswood Wood Lane Iver Heath Buckinghamshire SL0 0LG

Certificate of lawfulness for proposed Construction of an outbuilding to the rear of the site with a pitched roof at a maximum height of 3.975m and eaves height of less than 2.500m. To be used as a car garage, gym and storage for the main dwelling (use class C3).

IPC Comments: The parish council request that the planning officer notes green belt policy and objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan applies. If minded to permit, the parish council request a condition is included to ensure the outbuilding is ancillary to the main dwelling and is not for separate and permanent habitation.

7:48pm 6 MoPs left the meeting.

- **PL/23/2356/FA**

84 Ashford Road Iver Heath Buckinghamshire SL0 0QF

Front gate replacement (retrospective)

IPC Comments: The parish council request the planning officer notes the following: Policy IV2 of the adopted Neighbourhood Plan protects the visual appearance of the area and identifies Ashford Road as an Area of Special Character. Road safety concern as there is insufficient room for vehicles to pull off the highway as the gate access is on a bend in the road.

- **PL/23/2438/FA**

65 Grange Way Iver Buckinghamshire SL0 9NT

Erection of two storey side extension following demolition of existing side garage and a part two, part single storey rear extension

IPC Comments: The parish council request the planning officer notes concerns that the extension appears to exceed the property boundary on the plans and causes a reduction of visibility for vehicles at the nearby junction in the highway.

154/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Business Administrator reported that Councillors had received the most recent development decisions via the weekly newsletter. Following the recent report to Buckinghamshire Council Enforcement team regarding issues at St Johns, Wood Lane, the Environment Agency reported they had found only opportunistic fly tipping. However, members believe this to be a vastly underestimated view of the situation.

155/22 CORRESPONDENCE RECEIVED

- To receive an appeal against planning permission refusal – 28, Wood Lane Close, Iver Heath.

Noted as received.

- To receive an appeal decision – The North Star, 63-67, Thorney Mill Road.

Noted as received.

- To receive proposals for a new National Grid Sub Station – Uxbridge Moor.

Noted as received and discussed below in Chair's Report.

- To receive a letter concerning Land North of North Park Road, Richings Park – Ref: CM/0028/22

Noted as received and previous comments continue to apply.

156/22 CHAIR'S REPORT

Cllr Cook reported:

- An invitation to a meeting with the Gams' field developer has been received. Cllrs Cook, Stanhope and Beary expressed a wish to attend. Cllr Beary suggested that a discussion should be held with the Neighbourhood Plan Phase 2 Committee.
- The National Grid are proposing to extend Iver substation – Uxbridge Moor Substation. It is unknown if S106 and CIL contributions apply to utilities developers.

Cllrs Cook, Stanhope and Beary expressed a wish to attend the meeting with the developer.

- Buckinghamshire Council have offered 20 minute slots with parish councils on individual applications. A manager can be offered to assist the parish council.
- The offer of a meeting with Buckinghamshire Council Enforcement officers is to be accepted.
- The Bucks Local Plan will not be achieved by 2025.

Resolved:

The Berkshire Garden Centre change of use application call-in can be withdrawn.

Meeting closed at 8:17 pm.

Signed by the Chair _____ of the Planning Committee Date: _____

Next meeting date: Tuesday 12th September 2023.