

IVER PARISH COUNCIL
MINUTES of the meeting of the Planning Committee held on
Tuesday 22nd September, 2009 at 6.30pm, at the Parish Council Office

Present: Mr. Bradford (Chairman), Mrs. Lidgate, Mrs. Watkins, Mrs. Gibson, Mrs. Roberts, Mr. Gidar (arrived Item 70 before planning application 09/01184/FUL)
Minutes taken by: Amanda Riley (Committee Clerk)

Meeting started 6.30pm

67 Apologies for Absence – Mr. Wilson, Mrs. Vigor-Hedderly

68 Disclosure of interest in items on the agenda. *Resolved that it be noted that the participation of those Parish Councillors who are also members of the South Bucks District Council Planning Committee, in both the debate and any subsequent vote on matters contained in the agenda, was on the basis that the views expressed were preliminary views taking account of the information currently available to the Parish Council. Parish Council members who are also District Councillors reserved their final views on the applications until they were in full possession of all relevant information both for and against.*

69 RESOLVED to sign the Minutes of previous meetings – 1ST September, 2009

70 RESOLVED to make comments on planning applications received – as per list attached to these minutes.

71 RECEIVED & NOTED amended and additional plans for information only – None

72 RECEIVED & NOTED decisions on planning applications received – as per list attached to Agenda

73 RECEIVED & NOTED Appeals and enforcement notices – (1) Noted Written reps: Crowther Lodge, Cherry Tree Lane, Iver Heath 2) Noted Informal Hearing: Ponderosa, Love Lane, Iver 3) Noted Written reps: Land to rear of 21 North Park, Iver

74 RECEIVED & NOTED for information only – 1) Former Cape Boards Site, Iver Lane, Cowley Hearing to be held on Thursday, 5th November at 10am, venue to be announced. 2) Email from Marian Miller SBDC re Conservation Areas. 3) Former NATS site, Porters Way, West Drayton Environmental Impact Assessment – Scoping Report. 4) 20 Wellesley Avenue, Iver acknowledgement of our complaint alleging a breach of planning control. 5) Letter from Gillian M. Dick and Barrie J Kidwill re Planning application 09/007/18/FUL. 6) Application ref: 09/00979/CM Aggregate Industries Uk Ltd comments from SBDC. **ALL NOTED**

Meeting closed at 7.45 pm

Next Meeting Date: 13TH October 2009 at 6.30pm

Comments on Planning Applications)			
Application No	Proposal	Location	P C Comments
09/01112/FUL	Two storey side & single storey rear extensions & detached garage	90 Bathurst Walk, Iver	Object: over-obtrusive & against Policy EP3
09/01143/FUL	Single storey outbuilding	Meadow Bank, Langley Park Road, Iver	Object: GB10 para (d) & EP3
09/01165/TPO	T1 Dawn Redwood (NB shown as Swamp Cyprus in TPO) - Crown thin by 15% and remove water shoots. (ERDC TPO No. 7, 1971)	The Leas, 111 High Street, Iver	Refer to Arboriculturalist
09/01164/FUL	Replacement detached dwelling. (Amendment to planning permission 09/00500/FUL)	12 Old Slade Lane, Iver	Object: inappropriate to street scene PPS1,EP3,EP5 &H11
09/01191/ADV	7M internally illuminated pylon sign	Unit 1, The Ridgeway, Iver	Object: EP7 para 6.31
09/01184/FUL	Double storey front extension incorporating porch, double storey side and rear extension, front and rear dormers. Rear conservatory.	Oaklands, 30 Old Slade Lane, Iver	Object: EP3 para b) & c)
09/01229/FUL	Redevelopment of site to provide detached dwelling and detached garage	Fourells, Richings Way, Iver	No Objections
09/01170/FUL	Two storey rear extension	20 Thornbridge Road, Iver Heath	No Objections

Planning Decisions					
Proposal	Location	Decision	PC Object Yes/No	Appeal	Appeal Decision
Retention of first floor rear ext	Crowther Lodge, Cherry Tree Lane, Iver Heath	Refusal of PP	Yes	Written Reps	
Retention of portable changing facility building (renewal of pp 04/00573/TEMP)	The American Community School Sports Ground, Billet Lane, Iver	Temporary PP	No		
First floor side & two storey rear extension	10 Wood Lane, Iver Heath	Application Withdrawn	No		
Part two storey side/rear extension, first floor side & rear extension & extension to roof to provide additional accommodation incorporating two rear facing dormer windows	62 Bathurst Walk, Iver	Refusal of PP	No		
Prune the trees located to the side of the house by four and a half meters.	The American Community School	Grant Consent in			

Planning Decisions

Proposal	Location	Decision	PC Object Yes/No	Appeal	Appeal Decision
(SBDC TPO No. 66, 1999	Sports Ground, Billet Lane, Iver	Part			
Replacement detached dwelling	17 Somerset Way, Iver	Application Withdrawn	Yes		

South Bucks District Council
Planning Department
Capswood
Oxford Road
Denham
Bucks UB9 4LH

10th August 2009

Dear Sir/Madam,

Iver Parish Council response to Planning Application 09/00707/FUL by Pinewood Studios Limited

1. Iver Parish Council Response

Iver Parish Council (“IPC”) is totally and strongly opposed to this full planning permission application by Pinewood Studios plc (“Pinewood”).

2. Green Belt Policy

The area of land proposed by Pinewood for the Five Points Roundabout scheme is Green Belt Land as shown on the Proposals Map page 17 being part of the current South Bucks District Council (“SBDC”) Local Plan. In accordance with Policy GB 1 “Green Belt Boundaries and the control over development in the green belt” planning permission will not be granted for development other than for those items listed (a) to (h) under Policy GB 1. That policy goes on to state that development would only be permitted if it did not affect “the character or amenities of the Green Belt, nearby properties or the locality in general...”.

IPC is of the view that the present proposal does not fall within any of the exceptions listed (a) to (h) and would most certainly adversely affect the character of the Green Belt and nearby properties and that the scale, layout, siting, form and design would substantially affect the Green Belt character and nearby properties and the locality in general.

This application is linked to outline application 09/00706/OUT and provides for changes to the Five Points Roundabout on the A412 and three other feeder roads. The planned changes take out a large swathe of greenbelt land designated as a playing field on the Local Plan map. This is considered by IPC a damaging removal of greenbelt and a gross urbanisation of the roundabout for little apparent benefit for reasons as set out below.

3. Traffic issues

The changes to the Five Points Roundabout despite taking a large area of Green Belt land do not appear to make any changes to the five roads that feed into the

roundabout. The A412 leading to Denham will still remain as a single two way carriageway which is currently congested for four hours of the day during rush hours. This scheme will not relieve that congestion. The Pinewood Road leading to the studio complex, Wood Lane leading to Iver and Langley and Slough Road leading to Uxbridge all remain single two way carriageways. This scheme will have no effect on those roads. The A412 leading to Slough is not altered by this scheme.

IPC sees no benefit in this scheme as it does not appear to solve the traffic congestion in Iver Heath and merely serves to urbanise the whole area around this roundabout with extra street furniture such as traffic lights and other signage.

4. Tree loss

IPC considers that the loss of trees on Green Belt land in the area around this roundabout would be seriously detrimental to the character of the village of Iver Heath of which the Five Points Roundabout is key landmark but one which is currently not urbanised as would be the result of this scheme.

5. Summary

In summary IPC is totally and strongly opposed to this application, considers it unnecessary and not helpful in relieving traffic on the roads of Iver.

Iver Parish Council strongly suggests to SBDC Planning Committee that they should totally reject this application for all of the reasons above and fundamentally to prevent unnecessary development on Green Belt land in South Bucks.

Yours faithfully,

Glenda Collins
Clerk to Iver Parish Council

South Bucks District Council
Planning Department
Capswood
Oxford Road
Denham
Bucks UB9 4LH

10th August 2009

Dear Sir/Madam,

Iver Parish Council response to Planning Application 09/00708/FUL by Pinewood Studios Limited

1. Iver Parish Council Response

Iver Parish Council (“IPC”) is totally and strongly opposed to this full planning permission application by Pinewood Studios plc (“Pinewood”).

2. Green Belt Policy

The area of land proposed by Pinewood for the Denham Road/Sevenhills Road Junction scheme is Green Belt Land as shown on the Proposals Map page 13 being part of the current South Bucks District Council (“SBDC”) Local Plan. In accordance with Policy GB 1 “Green Belt Boundaries and the control over development in the green belt” planning permission will not be granted for development other than for those items listed (a) to (h) under Policy GB 1. That policy goes on to state that development would only be permitted if it did not affect “the character or amenities of the Green Belt, nearby properties or the locality in general....”.

IPC is of the view that the present proposal does not fall within any of the exceptions listed (a) to (h) and would most certainly adversely affect the character of the Green Belt and nearby properties and that the scale, layout, siting, form and design would substantially affect the Green Belt character and nearby properties and the locality in general.

This application is linked to outline application 09/00706/OUT and provides for changes to the Denham Road/Sevenhills Road Junction by means of creating a roundabout on Green Belt land. This is considered by IPC a damaging removal of greenbelt and an urbanisation of the area. The roundabout does not in the opinion of IPC make any significant effect other than encouraging more traffic to use Sevenhills Road.

3. Traffic issues

As noted above the implementation of a roundabout at this junction will only have the effect of encouraging more traffic to use Sevenhills Road as a cut through when the Denham Road to Iver Heath is congested which is the case for two hours each morning and in the evening also. Sevenhills Road is a narrow carriageway road ending in a single carriageway with limited passing room at its western end. The encouragement of traffic on that unsuitable road is in IPC opinion highly undesirable.

4. Tree loss

IPC considers that the loss of trees on Green Belt land in the area around this roundabout would be seriously detrimental to the character of the village of Iver Heath.

5. Summary

In summary IPC is totally and strongly opposed to this application, considers it unnecessary and not helpful in relieving traffic on the roads of Iver.

Iver Parish Council strongly suggests to SBDC Planning Committee that they should totally reject this application for all of the reasons above and fundamentally to prevent unnecessary development on Green Belt land in South Bucks.

Yours faithfully,

Glenda Collins
Clerk to Iver Parish Council