

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 10 AUGUST 2021 AT 7:00PM VIA ZOOM CALL

Committee Members Present: Cllrs C Beary, J Cook, K Brown, S Mills, P Stanhope, M Sullivan

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

APOLOGIES FOR ABSENCE

Apologies: G Young

Absent: Cllr A Burke

166/21 PUBLIC PARTICIPATION

2 members of the public attended the meeting but didn't wish to add anything at this point.

Cllr Sullivan participated at this point as a member of the public to explain that his planning application, being considered at agenda item 9a, includes the demolition of a property to return the land to green belt.

167/21 DECLARATIONS OF INTEREST

Cllr Sullivan declared an interest in planning application PL/21/2567/FA 4 Slough Road Iver Heath Buckinghamshire SL0 0DR.

168/21 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 13th July 2021, 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.

169/21 MOTORWAY SERVICE AREA

Cllr Cook explained that some plans e.g. the hotel had been removed from the amended application.

Cllr Cook reported that she has shared the draft objection response with Colne Valley Regional Park. They had responded by asking if Councillors would consider including a mitigation request for a contribution to the Colne Valley Green Infrastructure Strategy.

Discussed and concluded that mitigations must be submitted with the objection document to ensure, if the project goes ahead, mitigations are included.

Cllr Cook reported that the Buckinghamshire Air Quality Management (AQM) survey did not include sites in Iver Heath. The Iver Heath Residents' Association

have self-funded air quality testing which concluded that all sites exceed air quality limits. Discussed and agreed that any increase in air pollution, no matter how minimal, was unacceptable on top of already poor air quality.

A discussion followed Cllr Sullivan's query why no professional advice had been sought by the Parish Council.

Cllr Mills suggested drawing more attention to the proximity of the proposed MSA junction to the existing junctions.

Recommended that Cllr Cook amend the objection response to reflect the above points.

Recommended that Cllr Cook send the finalised objection response to The Ivers Residents' Associations and to urge them to resubmit their original comments on the planning application.

170/21 LINK PARK

Cllr Cook explained the proposal to develop a data centre.

Cllr Beary added that the outline planning application was for the footprint of a building which could later be changed for use as a warehouse.

Recommended that Cllr Cook draft and circulate an objection document to Councillors citing objections to development in the green belt and flood plain, and the lack of certainty about the future use of the site.

Recommended that Cllrs Cook and Beary report the pollution and rubbish behind the Link Park site to Enforcement at Buckinghamshire Council.

171/21 PINWOOD

Nothing to report and this will continue to be on future Planning Committee Agendas.

172/21 SLOUGH TOWN CENTRE REDEVELOPMENT

Cllr Cook raised a concern that Slough Borough Council may sell further assets to large property developers who may extensively develop the sites.

173/21 PLANNING APPLICATIONS RECEIVED

- **PL/21/2567/FA** (* consultation extension requested)
4 Slough Road Iver Heath Buckinghamshire SL0 0DR
Single storey infill rear extension, insertion of side windows and rear rooflight and demolition of detached outbuilding.
IPC Comments: No objection subject to green belt policy.
- **PL/21/2965/RM**
Verge Opposite Aysgarth Place (Adjacent To 106-132 Heatherden Green) Church Road Iver Heath Buckinghamshire
Installation of a 20m high street monopole with wraparound cabinet and 3 further additional equipment cabinets and associated ancillary works.

IPC Comments: Objection on grounds of damage to the environmental qualities and visual character of the area. If minded to permit, request that the tower and cabinets are visually disguised and the surrounding area landscaped with wildflowers and landscaping that aids cleaning/mowing around the tower. Suggest relocation to the verge at the north of Bangors Road which is nearer to the optimum signal position.

- **PL/21/2890/PNE**
45 The Poynings Iver Buckinghamshire SL0 9DS
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.0 metres, eaves height 3.0 metres)
IPC Comments: No objection.
- **PL/21/2856/SA**
85 Leas Drive Iver Buckinghamshire SL0 9RB
Certificate of Lawfulness for proposed loft conversion including a rear dormer and three roof lights to the front elevation
IPC Comments: Objection as the addition of the dormer roof is detrimental to the visual quality of the area and is inconsistent with the neighbouring roofline. The dormer roof also overlooks neighbouring properties resulting in a loss of privacy. Concern regarding overdevelopment of the site without an increase of associated parking for a larger dwelling.
- **PL/21/2943/AGN**
Calves Lane Farm Bellswood Lane Iver Buckinghamshire SL0 0LU
Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Agricultural barn
IPC Comments: Objection due to; road safety concerns and unsuitable access for increased levels of HGVs; located in green belt; impact on the environmental and visual qualities of the area. **Notes:** Numerous businesses already operate from the site. No O licence in place for this location.
- **PL/21/2925/EIASR**
Land South Of Slough Road Iver Heath Buckinghamshire
EIA request under regulation 8 of the town and country planning (environmental impact assessment) (eia) regulations 2017 for a screening opinion in relation to a proposed substation battery facility.
IPC Comments: Objection. Land has been previously extracted and infilled, therefore a full environmental and ecological assessment of plants and animals is needed, including any impact on air quality. **Note** close proximity to river.
- **PL/21/2806/CONDA**
Phase 3, Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of condition 11 (SUDs 1) of planning permission PL/20/3179/FA (Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath.)
IPC Comments: Noted.
- **PL/21/2824/PNE**
26 Thornbridge Road Iver Heath Buckinghamshire SL0 0QD

Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A for: single storey rear extension (depth extending from the original rear wall of 4.00 metres, maximum height 3.00 metres, eaves height 3.00 metres)

IPC Comments: No objection.

- **PL/21/2685/FA** (* consultation extension requested)
53 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH
Additional vehicular access.
IPC Comments: No objection.
- **PL/21/2655/FA** (* consultation extension requested)
86 High Street Iver Buckinghamshire SL0 9PJ
First floor rear extension and relocation of window.
IPC Comments: No objection.
- **PL/21/2544/FA**
Costcutters 30 Bathurst Walk Iver Buckinghamshire SL0 9AZ
Single storey rear extension and alteration of roof of existing rear projection to mono-pitch.
IPC Comments: Note: Concern regarding lack of off street parking and associated road safety issues. Concern that overdevelopment of the site impacts the environmental qualities of the area and reduces suitable surfaces for water run-off.
- **PL/21/2407/SA**
242 Swallow Street Iver Buckinghamshire SL0 0HT
Certificate of Lawfulness for proposed single storey rear extension.
IPC Comments: No objection.
- **PL/21/2339/FA** (* consultation extension requested)
Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ
Demolition of existing house and erection of detached dwellinghouse.
IPC Comments: Objection due to; impact on the visual character and environmental qualities of the area as the design of the proposed dwelling is inconsistent with buildings in the local area; over development in and contravention of green belt policy; the construction doesn't address climate change and sustainable design and construction. **Note:** existing outbuilding hasn't been built in line with the plans.
- **PL/21/0830/FA – Amended Proposal Description**
31 Hardings Row Iver Heath Iver Buckinghamshire SL0 0HJ
Two storey side/rear extension, part retrospective.
IPC Comments: Noted. Need to ensure block paving is permeable.
- **PL/21/2513/FA** (* consultation extension requested)
7 St James Walk Iver Buckinghamshire SL0 9EN
Part two / part single storey rear extension, part two / part first floor side /side infill extensions, roof extension and loft conversion to habitable space, garage conversion to habitable space, changes to doors and windows, removal of chimney stack
IPC Comments: No objection.
- **PL/21/2184/SA**

Aston House 44 Bathurst Walk Iver Buckinghamshire SL0 9BH

Certificate of lawfulness for proposed use as estate agency (Use Class E(c)(ii) Professional services).

IPC Comments: Noted.

- **PL/21/2953/FA**
28A Bathurst Walk Iver Buckinghamshire SL0 9AZ
Rear dormer roof extensions.
IPC Comments: Objection due to; insufficient car parking for an extended dwelling and associated road safety concerns; impact on environmental qualities of the area. **Note:** Storerooms have previously been given permission for conversion to dwellings.
- **PL/21/2937/FA**
32 Pinewood Green Iver Heath Buckinghamshire SL0 0QP
Proposed single storey rear extension.
IPC Comments: No objection.
- **PL/21/2942/RM**
Verge South Of Bellswood Lane Junction Wood Lane Iver Heath Buckinghamshire
5G telecoms installation: H3G Phase 8 20m high slimline street pole c/w wrap-around cabinet and 3 additional equipment cabinets.
IPC Comments: Objections due to; damage to the environmental qualities and visual character of the area; road safety concerns (Wood Lane carries a significant volume of fast traffic) as the proposed installation is in close proximity to a pedestrian crossing, bridal way and route 61 cycle route and wouldn't leave sufficient space for the future development of a cycle path. If minded to permit, request that the tower and cabinets are visually disguised and the surrounding area landscaped with wildflowers and landscaping that aids cleaning/mowing around the tower.
- **PL/21/2861/FA**
45 The Poynings Iver Buckinghamshire SL0 9DS
Part two/part single storey side extension, single storey rear extension, conversion of garage to living space, single storey outbuilding to rear garden, front gate and railings.
IPC Comments: Note: if minded to permit, request compliance with conditions in the emerging Ivers Neighbourhood Plan.
- **PL/21/2586/FA**
59 Richings Way Iver Buckinghamshire SL0 9DB
Demolition of existing bungalow and erection of 2 storey detached dwelling.
IPC Comments: Note: Query sustainable design and construction method. Concern regarding lack of parking for increase in dwelling size.
- **PL/21/2987/CONDA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of conditions 2 (Schedule of Materials) of Planning permission PL/20/3179/FA Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath.
IPC Comments: Noted.

- **APP/N0410/C/21/3276123 - Enforcement Notice Appeal**
The Beeches, Swan Road, Iver, Buckinghamshire, SL0 9LA
IPC Comments: Noted.

175/21 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION
The Business Administrator reported that information had been forwarded ahead of the meeting by weekly email newsletter.

176/21 TO RECEIVE AND COMMENT ON CORRESPONDENCE

- **PL/20/3842/FA - Church Farm Church Road Iver Heath Buckinghamshire SL0 0RA**

Discussed concerns about increased activity on the site and dangerous HGV movements as HGVs cannot safely turn into and out of the site. HGVs are operating on the site from 3am.

Recommended Coucillors:

- Bring the above concerns to the attention of the Traffic Commissioner, Graham Hillary and Buckinghamshire Coucillors.
- Report road safety issues to Thames Valley Police.
- Ask Buckinghamshire Council to finalise their decision on the outstanding change of use application.
- Discuss disturbances caused by operations at 3:00am with Environmental Health.
- Report safety breaches to the Fleet Operator Recognition Scheme (FORS).

177/21 IMPROVEMENTS AND EFFECTIVENESS

Agreed the postcode map was useful and to continue to use.

178/21 CHAIR'S REPORT

Cllr Cook reported that the committee will continue to focus on the following:

- MSA objection
- Link Park objection
- Church Farm enforcement and safety concerns

Meeting closed at 20:58pm.

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

Next meeting date: Tuesday 14 September 2021.