

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 9 NOVEMBER 2021 AT 7:00PM VIA ZOOM VIDEO CALL

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

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

APOLOGIES FOR ABSENCE

Apologies: Cllrs G Young and S Bhachu

309/21 PUBLIC PARTICIPATION

One member of the public was in attendance at the meeting but didn't wish to add anything at this point.

310/21 DECLARATIONS OF INTEREST

Cllr Bhatti declared an interest in planning application PL/21/3622/FA Keemar Bangors Road North.

311/21 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 12th October 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.

312/21 MOTORWAY SERVICE AREA

No further updates.

313/21 LINK PARK

No further updates.

314/21 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook reported that an amendment to application PL/20/3280/OA had been submitted to address the deficiencies set out in the Temple Report. Cllr Cook highlighted the following points:

- The new application acknowledges the impact on bats at Black Park and the local area and includes a set of proposed mitigations, including adjustments to lighting and planting and the inclusion of bat boxes.
- Pinewood is using a worse-case planning scenario of 2 m visitors per year.
- A green barrier around the site has been proposed at 25-30m deep, except where the site joins residential zones where the barrier will be 15m deep.
- The likely building height will not exceed 3m.

- Traffic generation and green belt mitigation hasn't been addressed in the new application.

Cllr Beary reported that Pinewood's plans for Seven Hills Road have been dropped.

Cllr Sullivan discussed a previous proposal to reduce the A412 (from Black Park Road to the 5 Points Roundabout) to a single carriageway and to reduce the speed limit to 40mph due to accident risk and to keep traffic moving and reduce air pollution.

Cllr Cook discussed options for finding out who is surveying the 5 Points Roundabout.

Recommended to: resubmit the Parish Council objection to the planning application, including:

- air quality data from the Iver Heath Residents Association study
- cumulative impact of traffic, using the Ivers transport/traffic assessment
- the argument for green belt for development hasn't sufficiently been made
- request evidence of where bat mitigations have previously been successful
- new Montessori school on Church Road
- Evidence that Bond themed visitor attractions already exist elsewhere

A second member of the public joined the meeting at 19:22 and left at 19:32.

315/21 SLOUGH TOWN CENTRE REDEVELOPMENT

Cllr Cook outlined Slough's plan to release green belt sites for the development of family housing.

Recommended to: submit a Parish Council response to the consultation by Friday 17th December 2021. To include the following points:

- Green gaps to be retained as a buffer between settlements
- Brownfield sites to be used for development
- Request evidence that all alternatives have been explored before green belt is developed

316/21 PLANNING APPLICATIONS RECEIVED

- **PL/21/3622/FA** (* consultation extension requested)
Keemar Bangors Road North Iver Heath Buckinghamshire SL0 0BH
Subdivision of curtilage and erection of new dwelling on the rear division.
IPC Comments: Site is located in green belt. Concerns regarding road safety with vehicle access onto Bangors Road North. A legal agreement is needed to ensure tandem parking is separated. Need to ensure off road parking is sufficient and meets minimum requirements.
- **PL/21/3873/FA** (* consultation extension requested)
Land at 1 Furze Cottages Denham Road Iver Buckinghamshire SL0 0PN
Demolition of detached garage and the erection of a new dwelling.
IPC Comments: Object due to: concerns with road safety with vehicle access onto Denham Road; the area is known for poor air quality; loss of light and overshadowing of neighbouring properties; loss of privacy in neighbouring properties and detrimental impact on a specimen tree.
- **PL/21/3861/FA** (* consultation extension requested)
1C - 1D Ridgeway Distribution Centre The Ridgeway Iver Buckinghamshire SL0 9JQ

Temporary use of units 1C and 1D for commercial filming (use class E (g)).

IPC Comments: Concerns regarding: lack of sufficient car parking; increasing traffic through village. A traffic survey is needed to determine the number of vehicles attending site.

- **PL/21/3874/FA** (* consultation extension requested)
226 Swallow Street Iver Buckinghamshire SL0 0HS
Demolition of existing garage and single storey rear projection and construction of single storey rear extension with roof lantern.
IPC Comments: No comment.
 - **PL/21/4027/PNE**
Whiteway Langley Park Road Iver Buckinghamshire SL0 0JQ
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A for: single storey rear extensions (depth extending from the original rear wall of 8.00 metres, maximum height 3.60 metres, eaves height 2.50 metres).
IPC Comments: No comment.
 - **PL/21/3996/FA**
92 High Street Iver Buckinghamshire SL0 9PJ
Part two, part single storey rear extension.
IPC Comments: Object due to insufficient parking for an increased size dwelling and plans contradict the emerging local neighbourhood plan. Note: 2 other planning applications and 1 change of use application have also been submitted for the property. The neighbouring property is a listed building. Bats are located at the rear of the property.
- Recommended to:** Call in.
- **PL/21/3995/FA**
92 High Street Iver Buckinghamshire SL0 9PJ
Single storey rear extension.
IPC Comments: Object due to insufficient parking for an increased size dwelling and plans contradict the emerging local neighbourhood plan. Note: 2 other planning applications and 1 change of use application have also been submitted for the property. The neighbouring property is a listed building. Bats are located at the rear of the property.
- Recommended to:** Call in.
- **PL/21/4032/PAPCR**
Coppins 92A High Street Iver Buckinghamshire SL0 9PJ
Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of rear part of Class E unit to 1 dwelling (Use Class C3).
IPC Comments: Object due to insufficient parking for an increased size dwelling and plans contradict the emerging local neighbourhood plan. Note: 3 planning applications have also been submitted for the property. The neighbouring property is a listed building. Bats are located at the rear of the property.

Recommended to: Call in.

- **PL/21/3997/SA**
92 High Street Iver Buckinghamshire SL0 9PJ
Certificate of Lawfulness for proposed conversion of roof to living space, including a rear dormer, 2 front rooflights and conversion of roof from hip to gable end.
IPC Comments: Object due to insufficient parking for an increased size dwelling and plans contradict the emerging local neighbourhood plan. Note: 3 planning applications have also been submitted for the property. The neighbouring property is a listed building. Bats are located at the rear of the property.

Recommended to: Call in.

19:51 Cllr Bhatti left meeting.

- **PL/21/3901/FA**
95 Pinewood Green Iver Heath Buckinghamshire SL0 0QN
Proposed single storey side / rear extension.
IPC Comments: No comment.
- **PL/21/4069/FA**
St James Farm Bangors Road South Iver Buckinghamshire SL0 0AL
Retrospective change of use of agricultural building to storage and distribution (Use Class B8).
IPC Comments: Objection due to: road safety issues regarding HGV access; vehicle weight restrictions are in place on the highway; the site is located on green belt; increased noise and disturbance; damage to the environmental quality and visual character of the area. Note: Concern regarding numerous businesses already operating from the site including window manufacturing and motor repairs.
- **PL/21/4055/VRC**
151 Ashford Road Iver Heath Buckinghamshire SL0 0QE
Variation of condition 11 (approved plans) of planning permission PL/20/4168/FA (Demolition of existing dwelling and erection of new dwelling) to allow amended design (part retrospective).
IPC Comments: No comment.
- **PL/21/3851/FA**
19 The Poynings Iver Buckinghamshire SL0 9DS
Demolition of the existing house and erection of a new dwelling.
IPC Comments: No comment.
- **PL/21/3994/FA**
7 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW
Proposed part two / part single storey side extension, garage conversion to habitable accommodation.
IPC Comments: No comment.

317/21 CORRESPONDENCE RECEIVED

- **PL/21/4057/EU**
The North Star 63 - 67 Thorney Mill Road Iver Buckinghamshire SL0 9AH

Certificate of lawfulness for existing use of site for car washing (a Sui Generis use) including canopy and detached outbuilding.

IPC Comments: The Parish Council have no evidence to support the length of time the business has been operational. The Parish Council questions if appropriate management of waste water is in place.

318/21 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

The Business Administrator reported that an appeal has been received regarding planning application PL/20/0177/FA – 74 Slough Road, Iver Heath, Bucks, SL0 0DY.

Recommended: Business Administrator to resubmit original Parish Council objection.

319/21 IMPROVEMENTS AND EFFECTIVENESS

No suggestions for improvements and effectiveness were raised.

320/21 CHAIR'S REPORT

Cllr Cook reported that planning training will be rescheduled in January 2022.

Recommended to: invite all Councillors to a working group, in January 2022, to discuss the Parish Council's position on farms becoming industrial sites.

Meeting closed at 20:22pm.

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

Next meeting date: Tuesday 14th December 2021.