

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 14 DECEMBER 2021 AT 7:00PM VIA ZOOM VIDEO CALL

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

Also In attendance: Cllr V Gupta and Nicole McCaig – Business Administrator (Minute Taker)

APOLOGIES FOR ABSENCE

Apologies: Cllrs C Beary and G Young

Absent: Cllrs S Bhachu, M Bhatti and P Kinchin

367/21 PUBLIC PARTICIPATION

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

368/21 DECLARATIONS OF INTEREST

No declarations of interest were made.

369/21 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 9th November 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.

370/21 MOTORWAY SERVICE AREA

No further updates.

371/21 LINK PARK

Cllr Cook reported that the developer had invited the Parish Council to a briefing to discuss plans.

Recommended to: invite the developer to a Planning Committee meeting.

372/21 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook reported that application PL/20/3280/OA (Pinewood Screen Hub) is being heard by the Strategic Sites Planning Committee on 16 December 2021. The Parish Council are attending and will challenge the application on its impact on Air Quality.

Cllr Cook also identified potential deficiencies in the hearing process.

Resolved: Cllr Cook to email the Chair of Buckinghamshire Council's Planning Committee and CC Democratic Services and Strategic Sites Committee members, to bring to their attention numerous deficiencies in procedures, including:

- Objections from residents not included
- Letters of support are general and don't relate to the specific development
- 5 points roundabout is mitigation for another development so shouldn't be included for this development.
- 5 points roundabout modified application is noted as decided and is therefore a pre-determination

Cllr Cook outlined some detail from Colne Valley Regional Park's letter to the Strategic Sites Committee.

Cllr Cook reported Buckinghamshire Council had concluded that the Parish Council's mitigation requests were outside of the planning framework.

Cllr Sullivan suggested engaging bought-in support when making future mitigation requests.

373/21 SLOUGH TOWN CENTRE REDEVELOPMENT

Resolved: Business Administrator to reply advising that the Parish Council response to the consultation will be submitted after the deadline of 17th December 2021.

374/21 MINERALS AND WASTE PLANNING APPLICATIONS RECEIVED

CM/0049/21

Land At Sutton Court Farm North Park Langley SL9 0EW

Phased extraction of an allocated sand and gravel deposit, including for the construction and use of a new bell mouth access off North Park; Establishment and use of ancillary activities; and the importation of reclamation material with restoration to high quality agricultural land and nature conservation habitat on land at Sutton Court Farm, Langley, Buckinghamshire.

IPC Comments: **Object** to HGV access via Iver Villages and vehicles turning right into the site. Note concerns; the area has a high water table; water being pumped into the brook; site proximity to underground pipelines.

375/21 PLANNING APPLICATIONS RECEIVED

- **PL/21/4425/AGN**

Littlebury Wood Lane Iver Heath Buckinghamshire SL0 0LD

Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Detached agricultural storage building for hay and machinery.

IPC Comments: **Object** on grounds of: detrimental impact on the environmental qualities of the area; the impact of an additional building on ecology; intensified use of the site; potential road safety issues with traffic accessing the site.

- **PL/21/4339/FA**

5 and 6 The Ridings Iver Buckinghamshire SL0 9DU

First floor rear infill extensions to both properties and relocation of roof lantern at ground floor at no 5.

IPC Comments: Note: The Ridings is designated an area of special townscape character.

- **PL/21/4280/FA**
21 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW
Single storey rear infill extension to existing dwelling.
IPC Comments: No comment.
- **PL/21/4224/SA**
Cambus Moon Wood Lane Iver Heath Buckinghamshire SL0 0LG
Certificate of Lawfulness for proposed swimming pool enclosure with spa room.
IPC Comments: Note: subject to Green Belt Policy.
- **PL/21/4194/FA (* consultation extension requested)**
32 Pinewood Green Iver Heath Buckinghamshire SL0 0QP
Erection of a detached outbuilding to side of front garden with pitched roof.
IPC Comments: If minded to permit a condition is needed to ensure the building is ancillary to the main dwelling and is not for habitation. Siting of the building needs to allow adequate distance to the boundary.
- **PL/21/4138/FA (* consultation extension requested)**
159 High Street Iver Buckinghamshire SL0 9QB
Single storey rear extension and front porch, loft conversion with rear dormer and front rooflights.
IPC Comments: No comment.
- **PL/21/4115/SA (* consultation extension requested)**
5 Chequers Orchard Iver Buckinghamshire SL0 9NH
Certificate of Lawfulness for proposed vehicular access.
IPC Comments: No comment.
- **PL/21/4082/FA**
45 The Poynings Iver Buckinghamshire SL0 9DS
Part two/part single storey side extension, single storey rear extension with flat roof, conversion of garage to living space, single storey outbuilding to rear garden.
IPC Comments: If minded to permit a condition is needed to ensure the outbuilding is ancillary to the main dwelling and is not for habitation.
- **PL/21/4074/FA (* consultation extension requested)**
Five Points Roundabout Junction Of A412, Pinewood Road, Slough Road and Wood Lane Iver Heath Buckinghamshire
Enlargement, improvement and signalisation of the Five Points Roundabout and its approaches.
IPC Comments: **Object** due to: road safety issues, particularly in relation to the location of a Montessori nursery school on Church Road and the loss of slip road access to the filling station on the A412; loss of trees; increased noise disturbance and odour in the local area.

Resolved to: Call-in.

- **PL/21/4237/FA**
19A North Park Iver Buckinghamshire SL0 9DH

Repairs to stables including, new rear/side wall, new walls to side lean to, new roof and new doors.

IPC Comments: No comment.

- **PL/21/4541/NMA**
16 Syke Cluan Iver Buckinghamshire SL0 9EH
Non Material Amendment to planning permission PL/20/0136/FA (Demolition of existing dwelling and erection of replacement dwelling) to allow for changes to footprint, layout, windows and doors.
IPC Comments: Note: Request design is empathetic to and in keeping with the design history of the local area and consistent with the emerging Local Neighbourhood Plan.
- **PL/21/4545/PNE**
Loxwood Bangors Road North Iver Heath Buckinghamshire SL0 0BN
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 8.00 metres, maximum height 3.26 metres, eaves height 2.87 metres).
IPC Comments: Note: Subject to Green Belt policy.
- **PL/21/4479/CONDA**
4 St James Walk Iver Buckinghamshire SL0 9EW
Approval of condition 10 (ecological enhancements) of planning permission PL/21/2053/FA (replacement dwelling).
IPC Comments: No comment.
- **PL/21/4416/FA**
2 Barnfield Iver Buckinghamshire SL0 0AL
Demolition of single storey side and rear extensions, two storey side and single storey rear extensions.
IPC Comments: Request planning officer note neighbour's concerns regarding proximity to the boundary and possibility of drainage and privacy issues.
- **PL/21/4418/FA**
59 Richings Way Iver Buckinghamshire SL0 9DB
Demolition of existing building and erection of 2 storey dwelling.
IPC Comments: Note concern adequate off-street parking hasn't been provided for an increased size dwelling.
- **PL/21/4429/OA**
Woodlands Park Landfill Site Land South Of Slough Road Iver Buckinghamshire
Outline planning application with all matters reserved except for principal points of access for the redevelopment of the former landfill site to comprise a data centre development (B8 (Data Centre)) of up to 163,000 sqm (GEA) delivered across 3 buildings. The scheme includes site wide landscaping and the creation of Parkland. The data centre buildings include ancillary offices, internal plant and equipment and emergency back-up generators and associated fuel storage. The development may also include cycle and car parking, internal circulation routes, soft and hard landscaping, security perimeter fence, lighting, earthworks, District Heating Network, sustainable drainage systems, ancillary infrastructure and a substation.

IPC Comments: **Object** due to: Located in Green Belt and an area of high flood risk; detrimental impact on the local water course. Due to the impact of construction traffic, the Parish Council request no HGV access is permitted through Iver villages.

- **PL/21/3424/FA – Amended Red Edge to plan
40 Wellesley Avenue Iver Buckinghamshire SL0 9BN**
Demolition of existing bungalow and erection of detached dwelling.
IPC Comments: Request design is empathetic to and in keeping with the design history of the local area and consistent with the emerging Local Neighbourhood Plan.
- **PL/21/4466/FA
31 Syke Cluan Iver Buckinghamshire SL0 9EP**
Demolition of existing attached side garage and single storey side extension, raising the roof height, 8 side rooflights, rear dormer window and juliet balcony, two storey side/front and part single, part two storey rear extensions, new attached garage with 2 side dormer windows and 5 side rooflights.
IPC Comments: **Object** due to overdevelopment of the site and total development exceeding 50% of the available plot. Note: rear of the plot is subject to Green Belt policy.
- **PL/21/4276/SA
The North Star 63 - 67 Thorney Mill Road Iver Buckinghamshire SL0 9AH**
Certificate of lawfulness for proposed decking over existing rear patio and erection of pergola with retractable roof and planters.
IPC Comments: No comment.

376/21 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

The Business Administrator reported that planning application PL/21/1611/FA at 28A Thorney Lane South, Iver, Buckinghamshire, SL0 9AE had been dismissed.

377/21 IMPROVEMENTS AND EFFECTIVENESS

No suggestions for improvements and effectiveness were raised.

378/21 CHAIR'S REPORT

The Planning Committee noted the Buckinghamshire Council Planning Portal outage had affected Councillor's ability to access planning documents in preparation for this meeting.

Cllr Cook asked Councillors to consider holding separate meetings for major and minor planning applications.

O'Neil Homer and Just Planning have been identified as planning consultants to engage when support is needed. Cllr Cook also suggested engaging the planning consultant used by Colne Valley Regional Park.

Meeting closed at 20:45pm.

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

Next meeting date: Tuesday 11th January 2022.