

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 12 APRIL 2022 AT 7:00PM VIA ZOOM VIDEO CALL

Committee Members Present: Cllrs C Beary, J Cook, V Gupta, S Mills, P Stanhope, G Young (from 7.12pm), P Kinchin.

Also In attendance: Jeremy Day – Deputy Clerk (Minute Taker)

APOLOGIES FOR ABSENCE

Apologies: Cllrs S Mills, A Burke, M Sullivan and N McCaig (Business Administrator)

565/21 PUBLIC PARTICIPATION

4 members of the public (MoP) were in attendance.

A MoP raised views regarding the building works at 71 Thorney Mill Road, Iver and the current situation concerning retrospective planning permission. A second resident shared similar views. Concerns were raised concerning the size / line and matching features with the rest of the cottages in the row. Also highlighted were matters that the extensions are not in keeping with the character of the rest of the cottage. It was stated that planning enforcement have been involved. Cllr Cook made comments concerning the process followed by the Planning Committee.

A MoP raised the fact that the property is listed as a Heritage Asset within the Ivers Neighbourhood Plan under appendix D, item 49.

A member of the public addressed the committee concerning the development of 49, Colne Orchard – The MoP highlighted that the second application continues to fail to meet some of the criteria. It was also stated that the second application has no significant changes to the first. It appears advice from the Planning Officer has not been taken into account. Highlighted also was the fact that the length of the extension is significantly different to previous applications.

566/21 DECLARATIONS OF INTEREST

567/21 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 8th March 2022, were agreed and are to be signed by the Chair.

568/21 MOTORWAY SERVICE AREA

No further updated were given.

569/21 LINK PARK

Cllr Cook noted that a further brochure has been produced highlighting two future applications. She pointed out that a previous application was denied by Bucks Planning Officers where the Officers had quoted our emerging Neighbourhood Plan as well as objections made by Colne Valley Park. The compelling issue of the Bucks

mineral policy also featured. It as noted that we have previously objected to and it has been called in for consideration by the Bucks Planning Committee.

The feasibility of contracting the services of technical expertise was discussed to help with our considerations of Link Park & Thorney Park. The advice required includes how there is an assurance that a Data Centre site remains a Data Centre site. Also assistance to maximise the opportunity of receiving S106 money and the development of a draft document for Planning Officers. Matt Brown has the required expertise in both these areas.

Recommend that:

Matt Brown be contracted to assist with this help and that relevant documentation be passed to him.

570/21 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

CLlr Cook outlined that we are waiting for further info 5 points roundabout to go to Strategic Sites committee.

571/21 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates were given.

572/21 PLANNING APPLICATIONS RECEIVED

- a) **PL/22/0887/PNE - 28 Chequers Orchard Iver Buckinghamshire SL0 9NH**
TIPC Comments: The Parish Council has no comments to this application.
- b) **PL/22/0872/PNE - 18 Colne Orchard Iver Buckinghamshire SL0 9NA**
TIPC Comments: The Parish Council has no comments to this application.
- c) **PL/22/0854/PNE - 64 Pinewood Green Iver Heath Buckinghamshire SL0 0QH**
TIPC Comments: The Parish Council has no comments to this application. However it would like it noted that Pinewood Green is featured in the emerging Neighbourhood Plan and it is therefore important the character of the area is maintained.
- d) **PL/22/0841/FA - 64 Pinewood Green Iver Heath Buckinghamshire SL0 0QH**
TIPC Comments: The Parish Council has no comments to this application. However it would like it noted that Pinewood Green is featured in the emerging Neighbourhood Plan and it is therefore important the character of the area is maintained.
- e) **PL/22/0844/SA - Hawkswood Wood Lane Iver Heath Buckinghamshire SL0 0LG**
TIPC Comments: The Parish Council comments that use of this development must be ancillary to use of the main house. Concerns are also raised around road safety and access in this area.
- f) **PL/22/0830/FA - 39 Richings Way Iver Buckinghamshire SL0 9DB**
TIPC Comments: The Parish Council has no comments to this application.
- g) **PL/22/0829/SA - 32 Leas Drive Iver Buckinghamshire SL0 9RD**
TIPC Comments: This access appears to be to the front and the not the rear. If access is for the front then the Parish Council has no comment.

h) **PL/22/0766/FA - 118 Ashford Road Iver Heath Buckinghamshire SL0 0QF**
TIPC Comments: The Parish Council notes that this area is Identified as an area to ensure preservation of the general characteristics of properties in general as noted in the emerging Neighbourhood Plan appendix b.

i) **PL/22/0758/FA (*) Iver Flowerland Norwood Lane Iver Heath Buckinghamshire SL0 0EW**
TIPC Comments: The Parish Councils notes that this is a retrospective application – Strongly objection based on the need that this development needs to be keep constrained and have conditioned – there is disregard for neighbours (noise disturbance) and the surrounding roads are not suitable or wide enough. This gives congestion issues as well as air quality concerns. The general safety issue in the area will be caused by vehicle size, traffic generation. It is inconsistent with emerging neighbourhood plan particularly around Traffic Management. NHP. The Parish Council objects to this application and calls it in to the Bucks Planning Committee for consideration.

The Buckinghamshire Council Air Quality Action Plan (July 2021) for the area sets as a priority (...Action Plan that focuses on reducing emissions from HGVs should reduce concentrations of NO2 as quickly as possible.) A storage facility has the effect of encouraging the volume of HGV and is contrary to the priorities set by the Action plan.

j) **PL/22/0741/PNE - 49 Colne Orchard Iver Buckinghamshire SL0 9NB**
TIPC Comments: The Parish Council objects to this development. It is noted that previous objections have been made to previous applications for this development. Should not be considered a permitted development. This application should be called in the Bucks Planning Committee for consideration.

k) **PL/22/0731/FA (*)- 143 Ashford Road Iver Heath Buckinghamshire SL0 0QE**
TIPC Comments: The Parish Council has no comments to this application. Note that the emerging NHP has developed a design code for buildings in this road, found at appendix B of the plan.

l) **PL/22/0698/FA (*) - 21 Pinewood Green Iver Heath Buckinghamshire SL0 0QL**
TIPC Comments: The Parish Council has no comments to this application.

m) **PL/22/0697/FA (*) - 25 North Park Iver Buckinghamshire SL0 9DH**
TIPC Comments: Whilst the Parish Council supports the activities taking place at this site, it has concerns that the premises itself is not suitable given its size to accommodate the large numbers of attendees. There are existing problems for neighbouring properties with noise pollution and traffic / parking issues in this residential area. Concerns exist concerning the use of a field for parking at busy times. A further concern about the size of the kitchen for the number of attendees is also highlighted.

Noise pollution could be addressed by a suitable noise barrier – Acoustic fabric should be used across the entire building including the ceiling.

The Parish Council queries whether this application require a change of use application.

n) **PL/22/0689/FA (*) - 3 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH**
TIPC Comments: The Parish Council has no comments to this application.

- o) **PL/22/0483/FA (*) - 3 Potters Cross Iver Heath Buckinghamshire SL0 OBS**
TIPC Comments: The Parish Council objects to this development. It has already been developed and contradicts planning regulations EP3 & H11.
- p) **PL/22/0029/FA (*) - Glentana Church Road Iver Heath Buckinghamshire SL0 ORD**
TIPC Comments: The Parish Council objects to this development. There are concerns of loss of privacy to neighbouring properties. There are existing covenants in the area. There are concerns over the size of the proposed development. Finally this is not in keeping with the emerging Neighbourhood Plan.
- q) **PL/22/0950/PNE - Wookey Uxbridge Road Iver Heath Buckinghamshire SL0 OLN**
TIPC Comments: The Parish Council wishes it to be noted that this property has been previously extended and the Green belt policy applies in this application.
- r) **PL/22/0828/CONDA - 59 Richings Way Iver Buckinghamshire SL0 9DB**
TIPC Comments: The Parish Council has no comments to this application.
- s) **PL/22/0729/FA - 16 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW**
TIPC Comments: The Parish Council has no comments to this application.
- t) **PL/22/0794/FA - 71 Thorney Mill Road Iver Buckinghamshire SL0 9AH**
TIPC Comments: Object to retrospective planning permission. The development offends our emerging Neighbourhood plan as this row of cottages are listed as heritage assets in Appendix 60. The development's windows overlook the neighbouring property so there is significant loss of privacy. There is significant loss of visual character and amenities as well as loss of a historic right of way. The development is not in keeping with other properties and particularly destroys line view of the back of the properties. The Parish Council objects and calls it in to the Buckinghamshire Planning Committee and request heritage assessment. This development is within the Green Belt so the Green Belt policy applies.

573/21 CORRESPONDENCE RECEIVED

The following correspondence were received by the Committee:

- A pre-application notification letter regarding land at Shannon Group HQ site, Seven Hills Road, Iver Heath, Iver, Buckinghamshire, SL0 0PA – Appendix 10a.

An invitation has been sent to a presentation at Iver Heath Village Hall on Thursday 21st April between 3.30pm and 4.30pm ahead of the public being invited 4.30pm. It was noted that this is during the working day. Cllr Cook agreed to send email to Councillors to arrange a time (e.g. 6pm) when they to go 'en masse'.

- Notification of an amended application – Appendix 10b:
PL/21/3644/FA Change to application boundary and amended plans/documents
Northern Part Of Former Woodlands Park Landfill Site, Land South Of Slough Road, Iver Heath, Buckinghamshire.
 Construction and operation of a 57MW battery storage facility, landscaping, fencing, and extension and widening of internal site access track.

It was noted that the Parish Council had previously objected and that we should call this in for consideration by Bucks Planning Committee.

- 574/21 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**
- The Deputy Clerk reported that Councillors had received the most recent development decisions via the weekly newsletters – the last being on 8th April 2022.

575/21 CHAIR'S REPORT
No further reports were made.

576/21 IMPROVEMENTS AND EFFECTIVENESS

It was **Recommended** that a second planning meeting be held a month splitting out residential and commercial applications.

It was Recommended that further the committee should further explore the use of standard templates for responses to applications

Meeting closed at 8.57pm.

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

Next meeting date: