

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 12 JULY 2022 AT 7:00PM

Committee Members Present: Cllrs C Beary, A Burke, J Cook, V Gupta, and G Young

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

Absent: P Kinchin

APOLOGIES FOR ABSENCE

Apologies: Cllrs S Bhachu, M Bhatti, S Hutchins, P Stanhope and M Sullivan

115/22 PUBLIC PARTICIPATION

No members of the public (MoP) were present at the meeting.

1 MoP emailed comments to Cllr Cook regarding the planning application at 49 Colne Orchard. Comments included:

- Submitted documents contain inaccuracies and are unclear.
- Points in MoP's earlier objection haven't been addressed.
- MoP doubts the reduction in kitchen size will be carried out.
- Risk of issues compromising structural soundness of 49 and 50 Colne Orchard.
- Applicants will seek permission for other development at the site.
- Applicants intend to remove bushes at rear of the property.

116/22 DECLARATIONS OF INTEREST

None to declare.

117/22 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 7th and 28th June 2022, 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.

118/22 MOTORWAY SERVICE AREA

Cllr Cook reported:

- Parish Council comments regarding the amended Outline Application were submitted on 30th June 2022.
- Other statutory consultees have expressed concern.
- Another MSA proposal has been put forward in a nearby area.
- Cllr Cook to arrange a discussion with the developer.

119/22 DATA CENTRE APPLICATIONS

Cllr Cook reported that members of the Parish Council had attended a presentation on Cyrus One's proposal. The Parish Council will form a view on the full application.

120/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Applications below.

121/22 SLOUGH TOWN CENTRE REDEVELOPMENT

Cllr Cook reported that Slough Borough Council is planning to sell off assets for housing sites.

122/22 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/22/2093/ADJ**
Out Of Area Land at Thorney Business Park Thorney Lane Iver SL0 9HF
Consultation from Slough Borough Council re: Environmental Impact Assessment (EIA) Screening Opinion request for
 1. Demolition of existing buildings and structures and preparatory works;
 2. Detailed planning application for the construction of a commercial building to comprise data centre use. To include ancillary offices, associated plant, equipment and emergency back-up generators and associated fuel storage, landscaping, sustainable drainage systems, parking, a new vehicular access from Thorney Lane South and a new emergency access route to Hollow Hill Lane; and
 3. Outline planning application (all matters reserved except for access), to be implemented in phases, for the construction of commercial buildings to comprise data centre use (including ancillary office space and associated plant, equipment and back-up generation); car parking, landscaping and pedestrian access. (SBC Ref:P/19953/001).**IPC Comments: Neutral position.** Buckinghamshire Council will not be approving or refusing the proposal, so comments are not invited.
- **PL/22/2092/ADJ**
Out Of Area Land at Thorney Business Park Thorney Lane Iver SL0 9HF
Consultation from Slough Borough Council re: Hybrid planning application to be delivered in phases and to comprise:
 1. Demolition of existing buildings and structures and preparatory works;
 2. Detailed planning application for the construction of a commercial building to comprise data centre use. To include ancillary offices, associated plant, equipment and emergency back-up generators and associated fuel storage, landscaping, sustainable drainage systems, parking, a new vehicular access from Thorney Lane South and a new emergency access route to Hollow Hill Lane; and
 3. Outline planning application (all matters reserved except for access), to be implemented in phases, for the construction of commercial buildings to comprise data centre use (including ancillary office space and associated plant, equipment and back-up generation); car parking, landscaping and pedestrian access. (SBC Ref:P/19953/000).**IPC Comments: As above.**
- **PL/22/1710/FA** (* Extension requested for submission of comments)
Thorney Business Park Thorney Lane North Iver Buckinghamshire
New access road to Thorney Business Park, new estate road to remaining industrial site, pedestrian route and cycleway, new landscaping, associated groundworks, drainage, services, lighting and removal of existing access road.

IPC Comments: Neutral position. The Parish Council requests that previously overbuilt pathways are reinstated, particularly by the canal. Further advice to be sought from Buckinghamshire Council as construction work will have a negative impact on air quality and it is unclear if mitigations are sufficient. The Parish Council can't accept any negative impact from road traffic and request low emission vehicles are used during the construction phase and no use of generators. The result of the development should be an improvement in air quality. Request various hedges are pre-planted before development begins. Request a condition is built in to ensure staff travelling to site are required to use non-polluting transport. All waste materials taken from site are to be removed by the shortest route to the motorway and mitigation included, e.g. tree planting, along the route.

- **PL/22/1623/PAPCR** (* Extension requested for submission of comments)
5 The Ridgeway Iver Buckinghamshire SL0 9HX
Prior Notification under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of Class E unit to 2 dwellings (Use Class C3).
IPC Comments: Object due to; road safety issues as the site is located on a busy business park, next to a car breakers and auto mechanics; lack of outdoor amenity space; lack of detail in the plans regarding sustainable design and construction. The Parish Council agrees with the environmental officer's condition regarding contamination and request the Planning Officer notes the proposed parking at the front is currently a car storage area.
- **PL/22/1840/RM** (* Extension requested for submission of comments)
Land Near Junction With Bellswood Lane Wood Lane Iver Heath Buckinghamshire SL0 0LB
5G telecoms installation: H3G high street pole c/w wrap-around cabinet and 3 additional equipment cabinets.
IPC Comments: Objection 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/22/1744/FA**
80 High Street Iver Buckinghamshire SL0 9PJ
Sub-division of existing retail unit into 3 units, with rear extension & modification of ground floor low pitch roof on to flat roof & parapet wall as host building.
IPC Comments: Object due to overdevelopment of the site; road safety issues as there are no facilities for deliveries or waste removal and the site is in close proximity to a roundabout junction; the design is not in keeping with the emerging local neighbourhood plan as the site is in close proximity to heritage properties; there is no information in the plans regarding sustainable design and construction. The Parish Council requests the Planning Officer checks possible incorrect rear boundary on the plans.

Resolved to: **Call in.**

- **PL/22/1743/FA**

80 High Street Iver Buckinghamshire SL0 9PJ

Sub-division of existing retail unit into 2 units, with rear extension & modification of ground floor low pitch roof to tiled mono pitch as host building.

IPC Comments: **Object** due to overdevelopment of the site; road safety issues as there are no facilities for deliveries or waste removal and the site is in close proximity to a roundabout junction; the design is not in keeping with the emerging local neighbourhood plan as the site is in close proximity to heritage properties; there is no information in the plans regarding sustainable design and construction. The Parish Council requests the Planning Officer checks possible incorrect rear boundary on the plans.

Resolved to: **Call in.**

- **PL/22/1942/CONDA**
Plot 1.04 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of conditions 4 (verification report) and 5 (contamination) of PL/19/3858/FA (Demolition of existing building and replacement with a single sound stage).
IPC Comments: Noted.
- **PL/22/1943/CONDA**
Plot 1.03 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of conditions 4 (verification report) and 5 (contamination) of PL/19/3932/FA (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03).
IPC Comments: Noted.
- **PL/22/1944/CONDA**
North Dock Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of conditions 4 (verification report) and 5 (contamination) of PL/19/3794/FA (Demolition of existing buildings and the erection of a replacement building comprising two sound stages on the North Dock Site).
IPC Comments: Noted.
- **PL/22/1775/FA**
Thorney Business Park Thorney Lane North Iver Buckinghamshire
Hybrid application to be delivered in phases and to comprise: demolition of existing buildings and structures and preparatory works; detailed application for construction of commercial building to comprise data centre, ancillary offices, associated plant, equipment and emergency backup generators and associated fuel storage, landscaping, sustainable drainage systems, parking, new vehicular access from Thorney Lane South and new emergency access route to Hollow Hill Lane; outline planning application (all matters reserved except for access) for construction of commercial buildings to comprise data centre use including ancillary office space and associated plant, equipment and backup generation, car parking, landscaping and pedestrian access.
IPC Comments: **Neutral position.** The Parish Council requests that previously overbuilt pathways are reinstated, particularly by the canal. Further advice to be sought from Buckinghamshire Council as construction work will have a negative impact on air quality and it is unclear if mitigations are sufficient. The Parish Council can't accept any negative impact from road

traffic and request low emission vehicles are used during the construction phase and no use of generators. The result of the development should be an improvement in air quality. Request various hedges are pre-planted before development begins. Request a condition is built in to ensure staff travelling to site are required to use non-polluting transport. All waste materials taken from site are to be removed by the shortest route to the motorway and mitigation included, e.g. tree planting, along the route.

123/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/22/1714/FA** (* Extension requested for submission of comments)
11 Syke Ings Iver Buckinghamshire SL0 9ER
Part two storey, part single storey front, side and rear extension, roof replacement, rear dormer roof extension, 3 new front roof windows and alterations to doors and windows.
IPC Comments: No comment.
- **PL/22/1715/FA** (* Extension requested for submission of comments)
11 Syke Ings Iver Buckinghamshire SL0 9ER
Construction of detached outbuilding to rear.
IPC Comments: If minded to permit, a condition is needed to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/1559/FA** (* Extension requested for submission of comments)
49 Colne Orchard Iver Buckinghamshire SL0 9NB
Single storey rear extension.
IPC Comments: Request Planning Officer considers access during construction as there is no rear access and no right of access over the ransom strip of land. Request ecology survey, including bat survey, to assess the impact on bats if mature trees are lost.
- **PL/22/2146/PNE**
236 The Parkway Iver Heath Buckinghamshire SL0 0RH
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 6.0 metres, maximum height 3.0 metres, eaves height 2.9 metres).
IPC Comments: No comment.
- **PL/22/1859/SA**
12 Stonecroft Avenue Iver Buckinghamshire SL0 9QF
Certificate of Lawfulness for proposed loft conversion with gable wall including a rear dormer and rooflight, and 2 front facing rooflights.
IPC Comments: No comment.
- **PL/22/1981/CONDA**
58 Chequers Orchard Iver Buckinghamshire SL0 9NJ
Approval of conditions 3 (floor levels), 6 (agreed mitigation - Bat Roost Potential report) and 7 (biodiversity features) of planning permission PL/22/0358/FA - Demolition of existing dwelling and erection of detached dwelling.
IPC Comments: Noted.
- **PL/22/1894/FA**

43 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH

Construction of rear detached outbuilding.

IPC Comments: Request Planning Officer considers relevant Green Belt Policy. If minded to permit, a condition is needed to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation.

- **PL/22/1784/FA**
Navarone Wood Lane Iver Heath Buckinghamshire SL0 0LG
Single storey front extension to garage.
IPC Comments: Note: Green Belt Policy applies.
- **PL/22/2097/FA**
22 Somerset Way Iver Buckinghamshire SL0 9AF
Demolition of conservatory; part two storey, part first floor side extension and single storey rear extension.
First floor rear extension.
IPC Comments: No comment.
- **PL/22/2077/FA**
88 Bathurst Walk Iver Buckinghamshire SL0 9EG
First floor rear extension.
IPC Comments: No comment.
- **PL/22/2076/SA**
88 Bathurst Walk Iver Buckinghamshire SL0 9EG
Certificate of lawful development for conversion of roof from hip to gable end, rear dormer, new window in flank elevation and two roof lights.
IPC Comments: No comment.
- **PL/22/2259/SA**
14 Syke Ings Iver Buckinghamshire SL0 9ET
Certificate of Lawfulness for proposed outbuilding in 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 separate habitation.
- **PL/22/2013/FA**
13 Syke Cluan Iver Buckinghamshire SL0 9EL
Demolition of existing canopy and erection of single storey rear extension.
IPC Comments: No comment.
- **PL/22/2171/FA**
1 Little Sutton Lane Iver Buckinghamshire SL3 8AN
Single storey 6m rear extension and part garage conversion to living space with alterations to windows and door at rear elevation.
IPC Comments: No comment.
- **PL/22/2191/SA**
70 Leas Drive Iver Buckinghamshire SL0 9RD
Certificate of Lawfulness for proposed front driveway and vehicular access.
IPC Comments: Request permeable surface is used.
- **PL/22/2107/FA**
254 Church Road Iver Heath Buckinghamshire SL0 0RF
Proposed new dwelling.

IPC Comments: **Object** due to; overdevelopment of the site; design is contrary to the emerging Neighbourhood Plan and negatively impacts the visual character and amenity of area; road safety concerns due to lack of parking; lack of information in the plans regarding sustainable design and construction. The Parish Council requests an Environmental Study and asks the Planning Officer to check if any covenant exists on the land.

Resolved to: **Call in.**

- **PL/22/1951/FA**
63 Swallowdale Iver Heath Buckinghamshire SL0 0EX
Part single, part two storey side / rear extension.
IPC Comments: The Parish Council raises concern regarding the impact on the environment and queries who has provided the information on which the SUDS statement is based as it is unsigned.

124/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Business Administrator reported that Councillors had received the most recent development decisions via the weekly newsletter.

125/22 IMPROVEMENTS AND EFFECTIVENESS

- Cllr Beary reported that two requests for call ins had been withdrawn by the Chair of Buckinghamshire Council Planning. Cllr Cook reported that the Parish Council agrees with the outcomes and the Planning Officer's recommendation for refusal but will take up with the Chairman of the Planning Committee.

126/22 CHAIR'S REPORT

- Nothing further to report.

127/22 EXCLUSION OF PRESS AND PUBLIC

To exclude the Public and Press from the remainder of the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 as matters which will be discussed are considered to be confidential).

128/22 S106 PLANNING OBLIGATIONS

Discussed the following approaches:

- Community Agreement directly between Parish Council and developer.
- Set up a committee to decide on funding via community agreement grant.
- Funding for air quality monitoring, walkways, cycleways, maintained playgrounds and parks.
- Funding for Children's IT skills workshops to provide sustainability for future.
- Initiatives to upskill the local workforce in the long term.
- Improved reporting on mitigation requirements e.g. how many local workers have been employed.
- Purchase of land to be put into trust.

Meeting closed at 20:26pm.

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

Next meeting date: Tuesday 9th August 2022.