

## THE IVERS PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 9 AUGUST 2022 AT 7:00PM

**Committee Members Present:** Cllrs C Beary, S Bhachu, J Cook, V Gupta, S Hutchins, P Kinchin, P Stanhope, and G Young

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

#### **APOLOGIES FOR ABSENCE**

Apologies: Cllrs M Bhatti, A Burke and M Sullivan

#### **172/22 PUBLIC PARTICIPATION**

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

#### **173/22 DECLARATIONS OF INTEREST**

Cllr Bhachu declared an interest in planning application PL/22/2544/PAPCR at 11A Wellesley Avenue.

#### **174/22 MINUTES**

**Resolved** that:

The Minutes of the Planning Committee meeting held on the 12<sup>th</sup> July 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.

#### **175/22 MOTORWAY SERVICE AREA**

Cllr Cook reported that Buckinghamshire Council had requested a redesign as the application was not in keeping. However, it is unclear what the application was not in keeping with.

One amendment cited that the access roads had an impact on the water course and requires rerouting.

#### **176/22 DATA CENTRE APPLICATIONS**

- **PL/22/2399/EIASR**  
**Dromenagh Farm, Sevenhills Road, Iver Heath, Buckinghamshire, SL0 9PA**  
EIA request for a formal Screening Opinion under Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) in respect of a hyperscale data centre, associated training facility, new landscaping, planting and publicly accessible open space.  
**IPC Comments:** Noted and no comment. Request notification of the outcome.

#### **177/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS**

- **PL/22/2657/FA**  
**Land South Of Pinewood Studios and Alderbourne Farm Pinewood Road Iver Heath Buckinghamshire SL0 0NH**

Part a: A full planning application for the change of use of 25.6 ha of land at Alderbourne Farm to a nature reserve, to include new footpaths, and trails, biodiversity enhancements, including the potential improvements to existing habitats and the creation of new habitats with associated parking and infrastructure.

Part b: An outline application with all matters reserved (except for principal points of access) for land at Alderbourne Farm for backlots, associated film production buildings (workshops), access road and parking alongside a nature reserve and for land at Pinewood South for film production buildings (including sound stages, workshops, offices and ancillary uses), backlots and an education and business hub with associated ancillary structures, parking (including multi storey car parks), highways accesses, servicing and green and blue infrastructure.

**IPC Comments:** Noted, the Parish Council will supply full comments and its position at a later date. This will include possible section 106 mitigations should Buckinghamshire Council be minded to approve the application.

**Resolved to:** engage a consultant to support a robust S106 mitigation request and response to the planning application.

## 178/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

## 179/22 COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED

- **PL/22/2308/VRC**  
**Sutton Minor Little Sutton Lane Iver Buckinghamshire SL3 8AN**  
Variation of Condition 9 (Drawings) of Planning Permission PL/20/0437/FA (Erection of a raised bund on land adjoining the M4).  
**IPC Comments:** Object, the imported material needs to be of good quality to enable tree planting to be achieved.
- **PL/22/2441/EU**  
**Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ**  
Certificate of Lawfulness for existing dwelling.  
**IPC Comments:** Object as Green Belt Policy applies and due to concerns regarding considerable traffic movements to and from the farm as it is used as a lorry site.

## 180/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/22/2463/NMA**  
**28 Iver Lane Iver Buckinghamshire SL0 9LF**  
Non-Material Amendment to planning permission PL/22/0438/FA (Demolition of existing conservatory and previous extension, erection of a single storey and first floor rear extension) to allow for changes to rear windows and alterations to part of the roof.  
**IPC Comments:** Noted.

- **PL/22/2373/SA**  
**31 Slough Road Iver Heath Buckinghamshire SL0 0DN**  
Certificate of Lawfulness for proposed Hip to gable conversion with rear dormer, side window and rooflights to front elevation.  
**IPC Comments:** Request Planning Officer notes impact on neighbours' privacy.
- **PL/22/2225/FA**  
**The Coach House Wood Lane Iver Heath Buckinghamshire SL0 0LD**  
Single storey rear extension to connect existing outbuilding and raising of outbuilding roof.  
**IPC Comments:** Request Planning Officer notes Green Belt Policy applies. If minded to permit, a condition is needed to ensure the connected outbuilding is ancillary to the main dwelling and is not for separate habitation. Request Planning Officer assesses impact on neighbours' privacy and that the size of the extension conforms to the permitted size allowance.
- **PL/22/1741/SA**  
**28 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ**  
Certificate of Lawfulness for proposed new vehicular access to create a secondary vehicle access to application site.  
**IPC Comments:** No comment.
- **PL/22/1496/FA**  
**Land South Of Caravan Site Mansion Lane Iver Buckinghamshire**  
Change of use of land for the stationing of caravans for residential purposes and erection of 9 detached dayroom buildings  
**IPC Comments:** Object as Green Belt policy applies and due to: overdevelopment of the site; an issue with insufficient drainage already exists on the site; traffic safety concern due to exit onto busy road and in close proximity to a canal bridge with limited visibility. The plans also lack an environmental survey and detail.
- **PL/22/2341/SA**  
**143 Leas Drive Iver Buckinghamshire SL0 9RP**  
Certificate of lawfulness for proposed loft conversion with a rear dormer and 2 front rooflights.  
**IPC Comments:** Request Planning Officer assesses impact on neighbours' privacy and notes lack of sufficient car parking for an increased dwelling size.
- **PL/22/2659/SA**  
**Manlins Love Green Lane Iver Buckinghamshire SL0 0BD**  
Certificate of lawfulness for proposed single storey side extension.  
**IPC Comments:** Object as Green Belt Policy applies and due to: overdevelopment of the site; the design being out of character with the existing building and road safety concerns regarding additional vehicle movements due to a substantially increased dwelling size.
- **PL/22/2661/PNE**  
**Manlins Love Green Lane Iver Buckinghamshire SL0 0BD**  
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: 5 single storey rear extensions (depth extending from the original rear wall of 8.0 metres, maximum height 4.0 metres, eaves height 4.0 metres).

**IPC Comments:** Object as Green Belt Policy applies and due to: overdevelopment of the site; the design being out of character with the existing building and road safety concerns regarding additional vehicle movements due to a substantially increased dwelling size.

Cllr Bhachu left the meeting.

- **PL/22/2544/PAPCR**  
**Richings Motors 11A Wellesley Avenue Iver Buckinghamshire SL0 9AX**  
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 Class E unit to 1 dwelling (Use Class C3).  
**IPC Comments:** Object due to: lack of sufficient outdoor amenity space; overdevelopment of the site; lack of sufficient car parking space and the area is noted as an area of special characteristic in the emerging Neighbourhood Plan.

Cllr Bhachu re-joined the meeting.

- **PL/22/2462/FA**  
**50 Syke Ings Iver Buckinghamshire SL0 9EU**  
Two storey side/rear and front extension, loft conversion to living space incorporating roof alterations and dormer windows.  
**IPC Comments:** No comment.
- **PL/22/2480/VRC**  
**66, 68, 70 & 72 High Street Iver Buckinghamshire SL0 9NG**  
Variation of Condition 8 (Bat Survey and Mitigation Licence) of application PL/19/0616/FA (Demolition of existing buildings and redevelopment of site to provide 8 dwellings (6 flats and 2 houses), re-positioning of site access, provision of 9 parking spaces and associated amenity space, cycle and refuse storage and landscaping) to take account of the recommendations in the Elite Ecology Bat Activity Survey (June 2022).  
**IPC Comments:** Object to the variation due to concerns regarding its environmental impact. The Parish Council encourage a full environmental and ecology survey with provisions in the bat order being upheld.
- **PL/22/2428/SA**  
**Loxwood Bangors Road North Iver Heath Buckinghamshire SL0 0BN**  
Certificate of lawfulness for proposed loft conversion including hip to gable roof extensions to both sides, rear dormer window, 3 front and 1 rear rooflights and 4 side windows.  
**IPC Comments:** No comment.
- **PL/22/2425/FA**  
**53 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH**  
Part single, part two storey side extension, single storey front and rear extensions and installation of 2 side and 2 rear rooflights.  
**IPC Comments:** No comment.
- **PL/22/2408/FA**  
**32 Victoria Crescent Iver Buckinghamshire SL0 9JT**  
Part two / part single storey side/rear extension, rear dormer and 2 front rooflights.

**IPC Comments:** Request Planning Officer assesses if development exceeds the 50% limit.

- **PL/22/2489/SA**  
**20 Thornbridge Road Iver Heath Buckinghamshire SL0 0QD**  
Certificate of Lawful Development for replacement garden outbuilding.  
**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/22/2382/FA**  
**6 St James Walk Iver Buckinghamshire SL0 9EW**  
Erection of a detached dwelling following demolition of existing dwelling.  
**IPC Comments:** Request Planning Officer notes neighbours' request for a condition that disruption and noise are kept to a minimum during construction.
- **PL/22/2683/PAHAS**  
**Manlins Love Green Lane Iver Buckinghamshire SL0 0BD**  
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for: additional storeys to existing dwellinghouse (maximum height increase 7m).  
**IPC Comments:** Object as Green Belt Policy applies and due to: overdevelopment of the site; the design being out of character with the existing building and road safety concerns regarding additional vehicle movements due to a substantially increased dwelling size.
- **PL/22/2556/SA**  
**Maple Cottage Pinewood Road Iver Heath Buckinghamshire SL0 0NJ**  
Certificate of lawfulness for proposed conversion of detached garage to form habitable accommodation.  
**IPC Comments:** If minded to permit, a condition is needed to ensure the converted garage is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/2543/FA**  
**22 Thornbridge Road Iver Heath Buckinghamshire SL0 0QD**  
Demolition of conservatory and side extension; part single/part two storey rear extension, detached outbuilding.  
**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. Request Planning Officer assesses impact on neighbours' privacy and notes the area is identified as an area of special character in the emerging Neighbourhood Plan.
- **PL/22/2515/VRC**  
**Balamere Lodge Wood Lane Iver Heath Buckinghamshire SL0 0LG**  
Variation of condition 5 (Approved Plans) of planning permission PL/21/1799/FA (Proposed front and roof extension with dormers and roof lights to existing detached garage) to allow for alterations to the garage roof.  
**IPC Comments:** If minded to permit, a condition is needed to ensure the garage is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/2494/FA**  
**1 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW**

Part 2, part single storey side and rear, 2 storey front and a single storey front porch extensions.

**IPC Comments:** No comment.

- **PL/22/2472/FA**

**43 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH**

Demolition of existing attached garage and erection of two storey side and rear extensions.

**IPC Comments:** Request Planning Officer notes neighbours' observations that bats are present. Request a full ecology/bat survey.

**181/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

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

- **Enforcement Appeal - Land To The North Of Bellswood Farm, Bellswood Lane, Iver, Buckinghamshire, SL0 0LU**

**IPC Comments:** Noted.

Cllr Kinchin reported that permission for the car wash facility at the North Star Public House had been refused.

**182/22 IMPROVEMENTS AND EFFECTIVENESS**

Cllr Gupta suggested grouping applications at the same address/site together on agendas.

**183/22 CHAIR'S REPORT**

Cllr Cook reported that Buckinghamshire Council have launched a Planning Portal and suggested Councillors test the portal before Officers added a link to the portal on the Parish Council website.

Cllr Cook reported she had attended online training on community land trusts and explained these can be used to preserve spaces and for the purpose of housing development.

Councillors attended a meeting with the Cabinet Member from Buckinghamshire Council's Planning Committee. He had acknowledged the planning system was broken but Buckinghamshire Council don't have the power to change it and it was outside the scope of the Council to make resources available to support Parish Councils.

Meeting closed at 8:25pm.

Signed by the Chair \_\_\_\_\_ of the Planning Committee Date: \_\_\_\_\_

**Next meeting date:** Tuesday 13<sup>th</sup> September 2022.