

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 11 OCTOBER 2022 AT 7:00PM

Committee Members Present: Cllrs C Beary, A Burke, J Cook, S Hutchins, P Kinchin, P Stanhope and G Young

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

APOLOGIES FOR ABSENCE

Apologies: Cllrs S Bhachu, M Bhatti, V Gupta and M Sullivan

218/22 PUBLIC PARTICIPATION

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

Cllr Cook read out sections from the Colne Valley Regional Park (CVRP) consultation response to the Minerals and Waste application at Sutton Court Farm - CM/0049/21. CVRP wished to share their objection to the application which includes comment on: mitigation for impact on the landscape; noting the cumulative impact of multiple mineral extraction applications and a request for a contribution to CVRP to improve the landscape and biodiversity and to construct a footpath.

219/22 DECLARATIONS OF INTEREST

Cllr Stanhope declared a non-pecuniary interest in the application at 236 The Parkway - PL/22/3045/FA.

220/22 MINUTES

Resolved that:

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

221/22 MOTORWAY SERVICE AREA

Cllr Cook reported on recent discussions at the Ivers Action Group.

The Application is due to go before the Strategic Sites Committee in November/December 2022.

Unitary Cllr Matthews, on behalf of the Ivers Unitary Cllrs, has called a meeting on 17th October to discuss mitigation requests.

Cllr Cook to begin engagement with the developer.

222/22 DATA CENTRE APPLICATIONS

- **PL/22/3221/EIASR**
Court Lane Industrial Estate, Court Lane, Iver, Buckinghamshire

EIA request for a formal Screening Opinion under Regulation 6 of the Environmental Impact Assessment Regulations 2017 in respect of the proposed development of a data centre.

IPC Comments: Noted.

223/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- **PL/22/3266/CONDA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of condition 3 (Drainage details) of planning permission PL/22/1292/FA - Construction of detached workshop and substation buildings.
IPC Comments: Noted.

224/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

225/22 MINERALS AND WASTE PLANNING APPLICATIONS RECEIVED

- **CM/0049/21**
Land At Sutton Court Farm North Park Langley SL3 8AU
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: Cllr Young reported that the applicant plans to extract dry gravel rather than wet gravel by pumping the water out.

Resolved: Cllr Cook to draft a response, including:

- Cumulative impact of pumping process on noise and air quality (airborne particles from dry, rather than wet gravel extraction).
- HGVs to exit site to the west.
- HGVs to enter site from the west.
- To reiterate CVRP's mitigation requests.

226/22 COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED

- **PL/22/2770/FA**
Land South Of Thorney Farm Thorney Mill Road Iver Buckinghamshire *
Conversion of existing stables/equestrian buildings into 2 dwellings and associated bin/bicycle store.
IPC Comments: Object as Green Belt policy applies. Air quality has been identified as poor in the area and is therefore not suitable for habitation.
- **PL22/3077/FA**
Berkshire Garden Centre Sutton Lane Slough Buckinghamshire *
Change of use to storage and distribution (Use Class B8) relating to stone products - retrospective.
IPC Comments: Request Planning Officer notes the following Parish Council requests: a traffic assessment due to additional HGV movements; a routing agreement to ensure all delivery vehicles enter and exit via the A4 at Brands

Hill; a condition to limit the hours of operation (i.e. not before 8am and to be concluded by 5pm, limited to Monday to Friday only).

227/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/22/2678/OA**
Fourells Paddocks Richings Way Iver Buckinghamshire SL0 9DE
Outline planning permission for the demolition of existing residential properties and buildings followed by the erection of up to 33 dwellings (including 40% affordable housing with First Homes and 2 self build plots), car parking, refuse and cycle storage. Proposals include a revised new access, significant new soft landscaping across Riching's Way frontage and throughout the site, sustainable urban drainage systems and onsite public open space. (Matter to be considered at this stage: access).
IPC Comments: Object as Green Belt Policy applies and contradicts objective 5.2 (to protect the semi-rural environment and the Green Belt) in the in emerging Neighbourhood Plan. The Parish Council supports the comments submitted by the Urban Designer. If minded to permit, the Parish Council request mitigation funding for the construction of walkways and a cycleway to Iver rail station from the development. The Parish Council also request that the proposed 40% affordable housing for local residents must be guaranteed within the development.
- **PL/22/2870/FA**
62 Chequers Orchard Iver Buckinghamshire SL0 9NJ *
Single storey side in-fill extension and first floor side and rear extension.
IPC Comments: Determined prior to Planning Committee consideration.
- **PL/22/2835/HB**
Mulberry House 20 Thorney Lane North Iver Buckinghamshire SL0 9LY *
Listed Building Consent for proposed internal alterations to the ground floor of main house, secondary glazing to be added to all windows, change of use of garage into habitable space with a rear extension (garage not listed).
IPC Comments: Withdrawn prior to Planning Committee consideration.
- **PL/22/2834/FA**
Mulberry House 20 Thorney Lane North Iver Buckinghamshire SL0 9LY *
Internal alterations to the ground floor of main house, secondary glazing to be added to all windows, change of use of garage into habitable space with a rear extension (garage not listed).
IPC Comments: Determined prior to Planning Committee consideration.
- **PL/22/2845/FA**
11 Syke Ings Iver Buckinghamshire SL0 9ER *
Demolition of garage and single storey rear projection and erection of part two storey / part single storey front/side/rear extension, new roof with rear dormer window and 3 front and 2 side rooflights, changes to doors and windows.
IPC Comments: Determined prior to Planning Committee consideration.
- **PL/22/2940/FA**
Thorney Stables Thorney Lane North Iver Buckinghamshire SL0 9BD *
Day room amenity buildings and associated works for 2 existing Gypsy/Traveller pitches.

IPC Comments: Object as green belt policy applies and contradicts objective 5.2 (to protect the semi-rural environment and the Green Belt) in the emerging Neighbourhood Plan.

Resolved to: Call in.

- **PL/22/2926/FA**
2 Old Slade Lane Iver Buckinghamshire SL0 9DR *
First floor side extension.
IPC Comments: Withdrawn prior to Planning Committee consideration.

- **PL/22/2278/FA**
143 Ashford Road Iver Heath Buckinghamshire SL0 0QE *
Two storey side / rear extension with loft conversion.
IPC Comments: Object due to the impact on neighbours' privacy and loss of visual amenity of the area. The Parish Council wishes to raise concern whether adequate drainage will be provided.

- **PL/22/2991/FA**
88 Bathurst Walk Iver Buckinghamshire SL0 9EG *
Conversion of roof from hip to gable end to create living space, include a rear dormer, insertion of window into flank elevation at roof level and insertion of two roof lights in front slope.
IPC Comments: The Parish Council wish to raise concerns regarding the impact on the neighbours' privacy and size of the development.

- **PL/22/2963/FA**
246 Swallow Street Iver Buckinghamshire SL0 0HT *
Demolition of existing mobile home and stable and erection of detached dwellinghouse on land to rear.
IPC Comments: Object as green belt policy applies and contradicts objective 5.2 (to protect the semi-rural environment and the Green Belt) in the emerging Neighbourhood Plan and Policy IV1 of the emerging Neighbourhood Plan which identifies the area as a Gap Between Settlements (Gap A).

- **PL/22/3045/FA**
236 The Parkway Iver Heath Buckinghamshire SL0 0RH *
Single storey side. rear and front extensions, demolition of existing garage.
IPC Comments: Object as Policy IV2 of the emerging Neighbourhood Plan protects the visual appearance of the area by identifying The Parkway as an Area of Special Character.

- **PL/22/3062/FA**
35 The Poynings Iver Buckinghamshire SL0 9DS *
Loft conversion with hip to gable side roof extension, rear dormer with 2 windows, front dormer and front rooflight.
IPC Comments: No comment.

- **PL/ 22/3073/FA**
47A Wellesley Avenue Iver Buckinghamshire SL0 9BP *
Erection of outbuilding to the rear of garden.
IPC Comments: Object due to overdevelopment of the site and lack of sufficient parking for an increased size of habitable accommodation.
Resolved to: Call in.

- **PL/22/3089/EU**
71 Thorney Mill Road Iver Buckinghamshire SL0 9AH *
Certificate of Lawful Development for existing front porch.
IPC Comments: Object due to the historical significance of the property. The Parish Council requests the Planning Officer refers to the Historical Buildings Officer and notes Policy IV5 in the emerging Neighbourhood Plan which identifies the property as a Heritage Asset. The porch has been subject to enforcement action and the Parish Council request proof of demolition of the porch before any subsequent application is approved.
Resolved to: Call in.
- **PL/22/3409/NMA**
53 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH
Non Material Amendment to planning permission PL/22/2425/FA (Part single, part two storey side extension, single storey front and rear extensions and installation of 2 side and 2 rear rooflights) to allow for the addition of 2 side porch windows and rendering of garage front.
IPC Comments: Determined prior to Planning Committee consideration.
- **PL/22/3287/FA**
29 Thorney Lane South Iver Buckinghamshire SL0 9AD
Single storey outbuilding to rear of garden for storage, games room and gym.
IPC Comments: If minded to permit, the Parish Council request a condition is included to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/3301/SA**
60 Syke Cluan Iver Buckinghamshire SL0 9EJ
Certificate of lawfulness for proposed Conversion of garage into living space, changes to front door and ground floor windows.
IPC Comments: Request Planning Officer notes the area is identified in Policy IV4 of the emerging Neighbourhood Plan to maintain the essential townscape character.
- **PL/22/3241/CONDA**
8 Somerset Way Iver Buckinghamshire SL0 9AF
Approval of condition 5 (external materials) of planning permission PL/19/0518/OA (Outline planning application for: Construction of a new dwelling with associated amenity area, parking and vehicle access from Bathurst Close via no. 6 Somerset Way).
IPC Comments: Noted.
- **PL/22/3236/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; road safety concerns regarding additional vehicle movements due to a substantially increased dwelling size and due to the potential presence of bats the Parish Council request an ecological survey.
Resolved to Call-in.
- **PL/22/3249/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: 3 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; road safety concerns regarding additional vehicle movements due to a substantially increased dwelling size and due to the potential presence of bats the Parish Council request an ecological survey.

- **PL/22/3293/PNE**
21 Lossie Drive Iver Heath Buckinghamshire SL0 0JR
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 metres, maximum height 3 metres, eaves height 3 metres).
IPC Comments: Request Planning Officer notes Green Belt policy applies. Also contradicts Policy IV1 in the emerging Neighbourhood Plan which identifies the area as a Gap Between Settlements (Gap B).
- **PL/22/3185/SA**
32 Syke Ings Iver Buckinghamshire SL0 9ET
Certificate of Lawfulness for proposed single storey detached outbuilding in rear garden, demolition of existing outbuilding.
IPC Comments: Determined prior to Planning Committee consideration.
- **PL/22/3113/SA**
Denbridge Langley Park Road Iver Buckinghamshire SL0 0JQ
Certificate of lawfulness for proposed loft conversion with a rear dormer, three front roof lights and new side gable window.
IPC Comments: Noted.
- **PL/22/3118/VRC**
28 Iver Lane Iver Buckinghamshire SL0 9LF *
Variation of condition 3 of 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 changes to doors, windows and roof.
IPC Comments: Noted.
- **PL/22/3084/FA**
36 Syke Cluan Iver Buckinghamshire SL0 9EH
Erection of a garden room to rear of garden.
IPC Comments: If minded to permit, the Parish Council request a condition is included to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/2961/FA**
Bath House Richings Place Iver Buckinghamshire SL0 9BA *
Single storey front/side and first floor side extensions, changes to windows and doors and raising of roof height with insertion of 2 rear dormers and rooflights on all sides.
IPC Comments: Noted.
- **PL/22/2484/VRC**

95 Pinewood Green Iver Heath Buckinghamshire SL0 0QN *

Variation of condition 4 (Approved Plans) of planning application PL/21/3901/FA (Proposed single storey side / rear extension) to allow for changes to the garage door and roof design.

IPC Comments: Determined prior to Planning Committee consideration.

- **PL/22/3417/NMA**

3 Bathurst Walk Iver Buckinghamshire SL0 9AS

Non material amendment to planning permission PL/21/0472/FA (Demolition of existing bungalow and erection of new dwelling) to allow for alterations to the roof on the single storey element of the dwelling.

IPC Comments: Noted.

- **PL/22/3428/PNE**

Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ

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 8.0 metres, maximum height 3.64 metres, eaves height 2.66 metres).

IPC Comments: Request Planning officer notes green belt policy applies and contradicts objective 5.2 (to protect the semi-rural environment and the Green Belt) in the emerging Neighbourhood Plan.

- **PL/22/3356/CONDA**

6 Somerset Way Iver Buckinghamshire SL0 9AF

Approval of Condition 5 (External Surfacing Details) of planning permission PL/19/4016/CONDA (Application for approval of details reserved by condition 1 & 5 on planning permission PL/19/0519/OA (APP/N0410/W/19/3229240) - Outline planning application for a new dwelling in the rear garden of no. 6 Somerset Way along with amenity area, parking and vehicle turning area with access from Bathurst Close.)

IPC Comments: Noted.

- **PL/22/3288/EU**

Maple Cottage Pinewood Road Iver Heath Buckinghamshire SL0 0NJ

Certificate of lawfulness for the existing conversion of a garage/store to a residential use incidental to the main dwelling.

IPC Comments: If minded to permit, the Parish Council request a condition is included to ensure the converted garage is ancillary to the main dwelling and is not for separate habitation.

- **PL/22/3127/FA**

40 Pinewood Green Iver Heath Buckinghamshire SL0 0QG

Loft conversion including rear dormer and front roof lights.

IPC Comments: Noted.

- **PL/22/3358/FA**

3 Langley Park Road Iver Buckinghamshire SL0 9QJ

Single storey rear glass room.

IPC Comments: Noted.

228/22

DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

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

229/22 CORRESPONDENCE RECEIVED

- Hertfordshire County Council consultation on their new Minerals and Waste Local Plan Proposal.

IPC Comments: No comment.

- To receive a notice of an appeal at:

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.

230/22 CHAIR'S REPORT

Cllr Cook reported there has been a change to Buckinghamshire Council's call in procedure, limiting the period for a call in to be made to 28 days.

Cllr Beary suggested having an SLA on the services provided by Buckinghamshire Council.

Resolved: Councillors to review weekly planning list sent by officers and flag to Planning Committee, by email, to gain agreement to submit a speculative call-in when necessary.

231/22 EXCLUSION OF THE 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.

232/22 MITIGATION FUNDING

Cllr Cook reported the following documents have been circulated to the Planning Committee:

- Preliminary appraisal from the planning consultant commissioned by the Parish Council.
- Scoping proposal from a transport assessment consultant.

Cllr Cook sought agreement to fund a transport assessment costing £1,500.

Cllr Kinchin disagreed with the approach Cllr Cook was taking during her S106 mitigation discussions with the developer, as the mitigations requested aren't agreed in advance with the Planning Committee.

Cllr Cook reiterated that Planning Committee had agreed she would undertake the discussions with the developer.

Cllr Beary would welcome a further discussion on developing Community Agreements with developers rather than S106 funding which often doesn't come through from Buckinghamshire Council.

Resolved to fund the transport assessment to a maximum expenditure of £1,500.

Discussed the following suggestions for mitigation funding requests:

- Bus route to Richings Park from Pinewood.

- Car park at Iver Rail Station.
- Park and ride scheme.

Resolved to fund further work to review previous S106 requests, with the aim of supporting successful requests in the future and to investigate how to establish a Community Agreement.

233/22 IMPROVEMENTS AND EFFECTIVENESS

Nothing further to add.

Meeting closed at 20:49 pm.

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

Next meeting date: Tuesday 8th November 2022.