

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 8 NOVEMBER 2022 AT 7:00PM

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

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

Absent: Cllr M Bhatti

APOLOGIES FOR ABSENCE

Apologies: Cllrs S Bhachu, S Hutchins and P Kinchin

273/22 PUBLIC PARTICIPATION

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

Cllr Cook read out an email, outlining a MoP's objections, in relation to planning application PL/22/3475/FA at 66 Slough Road, Iver Heath.

274/22 DECLARATIONS OF INTEREST

No declarations of interest were made.

275/22 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 11th October 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.

276/22 SUNNYSIDE NURING HOME DEVELOPMENT

Two representatives from architects, Carless and Adams, presented initial plans for the redevelopment of the site. The following was discussed:

- Pre application advice has been submitted to Buckinghamshire Council.
- Topographical survey has been completed.
- Identified Tree Preservation Orders on the site. The proposed scheme doesn't impact on protected trees.
- The proposal is a demolish and rebuild scheme.
- Highways colleague is working on the travel plan. Staffing numbers for the new care home is not known at present.
- The new scheme provides 15 parking spaces.
- Heritage consultant is advising on the Heritage Asset status of properties.
- Estimate 24 months to complete the scheme.
- HGV traffic increase during the demolition phase and excavation of the basement.
- A public consultation will be held with neighbours and interested parties.
- Advice being received from sustainability consultant on Low voltage LED lights, low water usage.
- Photovoltaic panels could be hidden on roof elevations.

- 3500m² floor area, 550m² basement area.
- Materials will be reclaimed from existing buildings where possible.

A motion was moved to invoke Standing Order - 10a xi.

277/22 MOTORWAY SERVICE AREA

Cllr Cook reported that it is anticipated the application will go to Buckinghamshire Council Strategic Sites Committee at the end of November 2022.

Resolved:

Cllr Cook to submit the following condition and mitigation requests:

- Limit on timing of gravel extraction works
- Parking restrictions in nearby streets
- HGV routing avoids Iver Villages
- A spring/summer survey to assess Great Crested Newt activity before the application goes to the Strategic Sites Committee.
- Funding for a cycleway from the site to Iver station to encourage active travel.
- Funding for a training/apprenticeship scheme.
- Funding for a shuttle bus between Iver station and the site.

Resolved to:

Engage the Parish Council Planning Consultant to advise how to object to the relevant ombudsman, given the Parish Council's concerns that the application is going to Buckinghamshire Council's Strategic Sites Committee for approval when Buckinghamshire Council will benefit financially from leasing the land for the proposed development.

278/22 DATA CENTRE APPLICATIONS

- **PL/22/3403/FA**
Dromenagh Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0PA
Redevelopment of land at the Shannon Group Headquarters, and adjacent sites bounded by the Denham Road, Sevenhills Road, and the M25 motorway to provide a new hyperscale data centre, training centre and associated infrastructure, and landscaped areas.
IPC Comments: Object due to: inappropriate development in the Green Belt; no special circumstances for development in the Green Belt. Mitigation requests will be submitted in the future should the application not be refused.

Discussed:

- mitigations to offset impact of generator testing e.g. particles and noise pollution.
- effects of the current operation on the land shouldn't be used in the baseline figures.

Resolved to: report concerns to Buckinghamshire Council Enforcement.

- **PL/22/3491/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 (Use Class B8 (Data Centre)) of up to 163,000 sqm (GEA)

delivered across 3 buildings to include ancillary offices, internal plant and equipment and emergency back-up generators and associated fuel storage. The scheme includes site wide landscaping and the creation of parkland, and 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: Resubmit previous objection, dated 22 December 2021, to planning application PL/21/4429/OA.

279/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook reported an invitation to Councillors was received from Andrew Smith to attend a meeting with Pinewood's advisors for an update on their discussions with Buckinghamshire Council.

Discussed the Transport Consultant's draft Transport Assessment Report and questions.

Resolved: Cllrs to email their questions for the Transport Consultant by the weekend.

Standing Order - 10a xi was ended.

280/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

281/22 COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED

- **PL/22/3390/AV**
Esso Tesco Express Garage 4 - 6 Uxbridge Road Iver Heath Buckinghamshire SL0 0LR
Internally illuminated pylon sign.
IPC Comments: **Object** due to: location in the Green Belt; road safety concerns that the sign obstructs visibility of traffic emerging from the site and neighbouring houses; impact of neon lights on local residents. The Parish Council requests the Planning Officer notes that bats are located in the immediate vicinity and request the Planning Officer checks the proposed position is fully within the property boundary. If minded to permit, the Parish Council request a condition is included to limit the operating hours to switch off at 11:00pm.

282/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/22/3394/SA**
Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ
Single storey side extension with internal alterations.
IPC Comments: Resubmit previous objection, dated 14 October 2022, to planning application PL/22/3428/PNE.
- **PL/22/3475/FA ***
66 Slough Road Iver Heath Buckinghamshire SL0 0DY

Garage conversion to habitable space, first floor side and front extensions and porch with skylight.

IPC Comments: Request Planning Officer checks that the development does not overlook neighbours or negatively impact on their privacy.

- **PL/22/3545/SA**
1 Holmsdale Close Iver Buckinghamshire SL0 9HY
Certificate of Lawfulness for proposed widen existing drive by 1.3m, convert existing garage to living space and erection of an outbuilding to rear of garage.
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/22/3506/FA**
30 Wellesley Avenue Iver Buckinghamshire SL0 9BN
Detached outbuilding to be auxiliary of main dwelling.
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/22/3441/FA ***
25 The Poynings Iver Buckinghamshire SL0 9DS
Single storey rear extension, first floor extensions to both sides and single storey front extensions, changes to doors and windows and part conversion of garage to living space.
IPC Comments: Noted.
- **PL/22/3646/FA**
5 and 6 Bangors Cottages Norwood Lane Iver Heath Buckinghamshire SL0 0EP
First floor rear extension to 6 Bangors Cottages and single storey and first floor rear extension to 5 Bangors Cottages.
IPC Comments: Object due to negative impact on the visual character and amenity of the area.
- **PL/22/3622/HB**
18 Thorney Lane North Iver Buckinghamshire SL0 9JY
Listed building consent for internal refurbishments including kitchen relocation and master bedroom suite remodelling (retrospective).
IPC Comments: Noted.
- **PL/22/3521/FA**
17 Old Slade Lane Iver Buckinghamshire SL0 9DY
Two storey side and rear extension with a habitable room within the existing roof and internal alterations.
IPC Comments: Request Planning Officer notes the trees protected by Tree Preservation Orders and recommendations of the Tree Officer.

283/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

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

284/22 CORRESPONDENCE RECEIVED

- To receive notice of the following Out of Area Consultation:

PL/22/3540/ADJ

Out Of Area Bath Road, Colnbrook With Poyle, Slough Berkshire SL3 0QJ

Consultation from Slough Borough Council re : Prior approval application for the installation of a 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

IPC Comments: Noted.

- To receive a notice of an appeal at:

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: Noted.

285/22 IMPROVEMENTS AND EFFECTIVENESS

Councillors discussed the benefits and disadvantages of presentations taking up time within the meeting. Request the Clerk checks time is available within the agenda.

286/22 CHAIR'S REPORT

Resolved to: submit 'holding' call-ins for the new planning applications at both 66 – 72 and 80A High Street.

Cllr Cook reported that the Neighbourhood Plan referendum will take place mid-January 2023.

Cllr Cook reported that the minutes of 12th July 2022 confirm the agreed list of mitigation categories for commercial applications.

Resolved to: use the above list as the starting point for mitigation requests for all commercial applications.

Meeting closed at 20:27 pm.

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

Next meeting date: Tuesday 13th December 2022.