

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 13 DECEMBER 2022 AT 7:00PM

Committee Members Present: Cllrs C Beary, S Bhachu, M Bhatti, J Cook, S Hutchins, P Kinchin, P Stanhope and M Sullivan

Also In attendance: Cllr P Brooksby and Nicole McCaig – Business Administrator (Minute Taker)

APOLOGIES FOR ABSENCE

Apologies: Cllrs A Burke, V Gupta and G Young

318/22 PUBLIC PARTICIPATION

One Member of the Public (MoP) attended, together with their planning consultant. The MoP had circulated details of the proposed scheme of 9 units (at 66, 68, 70 & 72 High Street) and the approved scheme of 8 units in advance of the meeting by email. The MoP and planning consultant explained:

- The large gatehouse building, previously situated on the site, was removed by a previous owner.
- Historic England have allowed the existing cottages to be delisted.
- The site was previously a business premises and had a high level of vehicle movements.
- The new scheme has 9 parking spaces and was not objected to by Highways.
- Due to financial constraints an additional 9th dwelling has been added to the scheme.
- There are more houses, rather than flats, in the new scheme.
- The height of the new front gatehouse is the same as in the 2019 proposal.
- The listed property at 56 – 60 High Street is higher than the proposed new buildings.
- The old buildings have been surveyed and are at the end of their viable life.
- The new scheme is an improvement on the current condition of the existing buildings.
- A parking study was completed by an independent parking consultant and was requested by Highways.
- The side wing of the roof has been reduced and the roof is more slimline.

319/22 DECLARATIONS OF INTEREST

Cllr Bhachu declared an interest in planning application PL/22/3610/PAPCR at 11A Wellesley Avenue.

320/22 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 8th November 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.

321/22 MOTORWAY SERVICE AREA

No further updates.

322/22 DATA CENTRE APPLICATIONS

No additional applications.

Cllrs Stanhope, Sullivan, Kinchin, Beary and Cook expressed an interest in attending a meeting with the Seven Hills Road data centre developer to discuss S106 mitigations.

323/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/22/1096/FA (amended application) (*)**
66, 68, 70 & 72 High Street Iver Buckinghamshire SL0 9NG
Demolition of existing buildings, and redevelopment of site to provide 9 dwellings (4 flats and 5 houses), re-positioning of site access, provision of 9 parking spaces, and associated amenity space, cycle and refuse storage, and landscaping.
IPC Comments: **Object** due to lack of sufficient resident and visitor parking spaces and amenity space for 3 refuse/recycling bins per house. The Parish Council request the Planning and Transport Officers note that a parking revision is due to come into effect in January 2023 in Iver Village, with the implementation of double yellow lines, which will further reduce available parking on the High Street. The Parish Council also request the Planning Officer ensures that the new access design rectifies road safety concerns, noting that a nursery school is located at 62 High Street. Councillors would welcome a redevelopment of the site to improve the derelict appearance of the current buildings on site.

Resolved to uphold the request to call-in.

324/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

325/22 COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED

- **PL/22/3481/FA (*)**
Iver Post Office 5 Wellesley Avenue Iver Buckinghamshire SL0 9AU
Two parking spaces with vehicular access.
IPC Comments: Concern regarding the negative impact on the availability of on-street parking if the scheme is implemented.
- **PL/22/3695/SA**
Mascot Langley Park Road Iver Buckinghamshire SL0 0JQ
Certificate of lawfulness for proposed change of use to a dwelling house with not more than six residents living together as a single household, where care is provided for residents (Use class C3(b)).
IPC Comments: **Object** due to lack of parking for staff, visitors, residents who drive and visiting social workers. The Parish Council is concerned that the outskirts of Iver is a poor location for a residential facility for young people due to the lack of public transport links and facilities for young people and lack of infrastructure in the local area. The Parish Council request that Children's Services check the suitability of the location.

- **PL/21/4074/FA (amended application – additional Environmental Statement documents) (*)**
Five Points Roundabout Junction Of A412, Pinewood Road, Slough Road and Wood Lane Iver Heath Buckinghamshire
 Enlargement, improvement and signalisation of the Five Points Roundabout and its approaches.
IPC Comments: Noted.

Resolved to uphold the request to call-in.

326/22

RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/22/3830/FA (*)**
10 Somerset Way Iver Buckinghamshire SL0 9AF
 Garage conversion and first floor side extension and changes to front porch with the addition of a canopy.
IPC Comments: If minded to permit, the Parish Council request a condition is included to ensure the garage is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/3835/FA (*)**
Redmayes Langley Park Road Iver Buckinghamshire SL0 0JQ
 Part single, part two storey rear extension, new roof with habitable accommodation, porch and alterations to front bay window.
IPC Comments: No comment.
- **PL/22/3719/FA (*)**
7 Pinewood Close Iver Heath Buckinghamshire SL0 0QT
 Demolition of existing single storey rear extension and conservatory. Proposed single storey rear extension with warm deck flat roof and roof windows, proposed additional roof window to the existing side single storey extension flat roof external alterations including the addition of a door to side elevation.
IPC Comments: No comment.
- **PL/22/3675/SA (*)**
10 St Margarets Close Iver Heath Buckinghamshire SL0 0DB
 Certificate of lawfulness for proposed vehicular access and driveway.
IPC Comments: Concern regarding the loss of on-street parking if the scheme is implemented.
- **PL/22/3566/FA (*)**
36 Bathurst Walk Iver Buckinghamshire SL0 9BH
 Addition of floor to create a new dwelling.
IPC Comments: **Object** due to road safety concerns. The Parish Council share the concerns of Highways.
- **PL/22/3556/PAPCR (*)**
80A High Street Iver Buckinghamshire SL0 9PJ
 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 part of Class E unit to 2 dwellings (Use Class C3).

IPC Comments: **Object** due to loss of light, overlooking and loss of privacy and concerns the front retail unit does not have toilet facilities. Request the Planning Officer checks the accuracy of the property boundary plans.

- **PL/22/3345/SA**
15 Cedar Close Iver Heath Buckinghamshire SL0 0QX
Certificate of Lawfulness for proposed conversion of garage to habitable space.
IPC Comments: If minded to permit, the Parish Council request a condition is included to ensure the garage is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/3764/EU (*)**
82 Bathurst Walk Iver Buckinghamshire SL0 9EG
Certificate of lawfulness for existing hip to gable side roof extension, rear roof extension to the main roof slope with Juliet balcony, 2 front roof lights to the front roof slope, and obscure glazed side window.
IPC Comments: No comment.
- **PL/22/3780/FA (*)**
32 Syke Ings Iver Buckinghamshire SL0 9ET
Single storey detached outbuilding in rear garden, demolition of existing outbuilding (amendment to proposal granted certificate of lawfulness PL/22/3185/SA).
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/22/3805/SA**
230 The Parkway Iver Heath Buckinghamshire SL0 0RQ
Certificate of Lawfulness for proposed Hip to Gable loft conversion to form living space with rear dormer and Juliet balcony, conversion of garage space to living space and front porch with wheelchair access.
IPC Comments: Noted. If minded to permit, the Parish Council request a condition is included to ensure the garage is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/4112/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 6.0 metres, maximum height 3.0 metres, eaves height 3.0 metres).
IPC Comments: No comment.
- **PL/22/3523/HB**
Iver Croft Bangors Road South Iver Buckinghamshire SL0 0AD
Listed Building Consent for installation of solar panels to roof.
IPC Comments: The Parish Council supports the production of green energy for domestic use.

Cllr Bhachu left the meeting.

- **PL/22/3610/PAPCR**
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: No comment.

Cllr Bhachu re-joined the meeting.

- **PL/22/4058/EU**
14 Holmsdale Close Iver Buckinghamshire SL0 9HY
Certificate of lawfulness for existing vehicular access and driveway.
IPC Comments: No comment.

327/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Business Administrator reported that Councillors had received the most recent development decisions via the weekly newsletter and an enforcement notification circulated by the Clerk.

328/22 CORRESPONDENCE RECEIVED

- To receive the following Section 56 Notice:
EN010129
Land Either Side of Edinburgh Avenue, The Slough Trading Estate, Slough, SL1 4TU
Slough Multifuel Extension Project
IPC Comments: Noted.
- To receive a request for evidence from Buckinghamshire Council for the following existing conversion:
PL/22/3764/EU
82 Bathurst Walk, Iver, Buckinghamshire, SL0 9EG
Certificate of lawfulness for existing hip to gable side roof extension, rear roof extension to the main roof slope with Juliet balcony, 2 front roof lights to the front roof slope, and obscure glazed side window.
IPC Comments: No evidence.

329/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook reported that the new development is expected to go to Buckinghamshire Council Strategic Sites Committee in January.

Cllr Cook will circulate an updated Transport Assessment report. The consultant anticipates an increase in transport movements compared to the previous Screen Hub proposal and identified an overprovision of car parking in the new scheme, which makes implementation of an active travel plan unlikely.

Discussed concerns that Pinwood Studios propose to roll the previous S106 funding for a cycle lane on Wood Lane, paid to Buckinghamshire Council, against mitigation funding for the new development.

Resolved Cllr Cook to write to Buckinghamshire Council, copying Pinwood Studios, to request that the S106 funding that Bucks have received is spent on the cycle lane mitigation scheme on Wood Lane.

Cllr Kinchin suggested requesting a S106 compliance enquiry via the Buckinghamshire Council website.

Resolved Cllr Cook to write a S106 mitigation request, to include; Seven Hills Road improvements to be completed before any development at Pinewood Studios commences and previous requests discussed at July Planning Committee.

Resolved Cllr Cook to draw Residents' Associations attention to Parish Council mitigation requests.

- **PL/22/3400/FA (*)**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Construction of new feature wall and signage to the entrance of Pinewood Studios East Gate.

IPC Comments:

Resolved Cllr Cook to write a response, including conditional restrictions.

- **PL/22/3401/AV (*)**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Internally illuminated fascia sign.

IPC Comments:

Discussed impact on visual amenity and light disturbance to nocturnal animals.

Resolved Cllr Cook to write a response, including conditional restrictions.

- **PL/22/3399/AV (*)**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
The installation of two internally illuminated Flexface lightboxes to Stage 4 and three internally illuminated Flexface lightboxes to Stage 8.

IPC Comments:

Resolved Cllr Cook to write a response, including conditional restrictions.

330/22 CHAIR'S REPORT

Resolved to call-in planning application PL/22/4178/FA (Pinewood Road multi-storey car park). The application will be considered at January 2023 Planning Committee.

331/22 IMPROVEMENTS AND EFFECTIVENESS

Discussed reviewing Bucks Planning Decisions during Planning Committee meetings.

Discussed using the Hub and large screen for Planning Committee meetings and ordering a projector for use in the Jubilee Pavilion.

Meeting closed at 8:43 pm.

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

Next meeting date: Tuesday 10th January 2023.