

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 10 JANUARY 2023 AT 7:00PM

Committee Members Present: Cllrs C Beary, S Bhachu, M Bhatti, A Burke, S Hutchins, P Kinchin, and G Young

Also In attendance: Louise Steele (Locum Clerk)

APOLOGIES FOR ABSENCE

Apologies: Cllrs J Cook, V Gupta, P Stanhope and M Sullivan

362/22 ELECTION OF CHAIR FOR THE MEETING

Upon the nomination of Cllr Young, seconded by Cllr Kinchin, Cllr Beary was elected as Chair of the meeting.

363/22 PUBLIC PARTICIPATION

There was no public participation

364/22 DECLARATIONS OF INTEREST

Members made no declarations of interest.

365/22 MINUTES

The Locum Clerk explained that a difficulty had arisen at the last meeting of the Committee in that Cllr Brooksby had attended and had been permitted to vote despite not being a member of the Committee. The Locum Clerk advised that it would present a procedural problem if Cllr Brooksby's vote had changed the nature of any observation that was reported to the planning authority. The minute taker at the previous meeting had reported to the Locum Clerk which applications had been subject to a vote and her recollections of those votes – noting that the Chair's casting vote had been exercised on one instance of equality of votes but that if Cllr Brooksby had not voted then the casting vote would not have been necessary and the outcome the same. Councillors were asked for their recollections of those votes and were advised that if Councillors' recollection was that the outcome was unaffected then they were free to consider the accuracy of the minutes of the last meeting.

Resolved that:

The Minutes of the Planning Committee meeting held on the 13th December 2022, together with the notes of comments and observations submitted to the new Buckinghamshire Area Planning Team for Chiltern and South Bucks, be agreed as an accurate record and signed by the meeting Chair.

366/22 MOTION IN ACCORDANCE WITH STANDING ORDER 9

The Locum Clerk gave some advice on Standing Order 9 – "Motions for a meeting that require written notice to be given to the proper officer" and explained that if a written request for a motion related to the business of the Committee, was properly drafted and received all in accordance with the Standing Order then the Clerk was obliged to place it on the agenda.

The Committee debated the motion which was proposed by Cllr Kinchin and seconded by Cllr Hutchins. There was some discussion about the distinction between councillors'

normal casework where they might meet residents and discuss the planning system and, potentially, individual applications and where councillors might meet with developers or potential developers on behalf of the Committee. The first was considered to be a matter for individual Councillors though the Locum Clerk advised that it was wise to declare an interest in any planning application where a councillor had advised a resident. The discussion focussed on the need to ensure proper written feedback to the Committee where councillors had met with developers on behalf of the Committee.

Resolved that:

Where one or more individual councillors meets with developers or other interested parties on behalf of this Committee then the Committee requires written reports of those meetings summarising those present at the meeting, what was discussed and any outcome from the discussion.

367/22 MOTORWAY SERVICE AREA

There were no further updates.

368/22 DATA CENTRE APPLICATIONS

The Committee considered the following applications and commented on them as shown:

a) PL/22/4145/OA

Court Lane Industrial Estate Court Lane Iver Buckinghamshire

Outline planning application with all matters reserved for the demolition of the Court Lane Industrial Estate and the redevelopment of the site to comprise a data centre (Use Class B8 (Data Centre)) of up to 65,000sqm (GEA) (excluding generator yard) (each phase being an independent act of development). The data centre buildings will include ancillary offices, internal technical spaces and technical equipment. The development may also include car and cycle parking; external plant and equipment; hard and soft landscaping; security perimeter fencing; lighting; earthworks; waste and recycling; and for the laying out of the building, routes and open spaces.

IPC Comments: **Object** in principle because this proposed development is in the Green Belt. However, the parish council notes that the site appears to be a brownfield site and would comment that the proposed use is preferable to the existing use.

PL/22/4398/HB

Court Lane Industrial Estate Court Lane Iver Buckinghamshire

Listed building consent for demolition, remediation and alteration works including internal and external repair and reinstatement and the installation of new electrical and heating systems and associated works.

IPC Comments: **No comment** – the parish council defers to the Historic Buildings Officer.

369/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

The Committee considered the following applications and commented on them as shown:

a) **PL/22/4178/FA**
Land East Of Pinewood Road Pinewood West Pinewood Studios
Pinewood Road Iver Heath Buckinghamshire SL0 0NH

Construction of a 5 storey multi-storey car park with ground floor workshop, associated landscaping, security hut, surface level car parking, an area of unit base and internal reconfiguration of site access.

IPC Comments: Object on the grounds that the proposal represents overdevelopment, the structure proposed is of poor design and overbearing and will have a negative impact on the visual amenity of the area and the local ecology.

b) **PL/22/4134/HB (*)**
Heatherden Hall Pinewood Studios Pinewood Road Iver Heath
Buckinghamshire SL0 0NH

Listed building consent for proposed roof repair and replacement works.

IPC Comments: No comment

370/22 SLOUGH TOWN CENTRE REDEVELOPMENT

There were no further updates.

371/22 COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED

The Committee considered the following applications and commented on them as shown:

PL/22/4088/FA
Land Adjacent To Seaburrow Farm Swallow Street Iver Buckinghamshire

Vehicular access and gate.

IPC Comments: Object on the grounds that the application contains insufficient information about the purpose of the access or the frequency and type of proposed vehicle movements. Further there are concerns about highway visibility at this location.

Resolved to: Call in.

372/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

The Committee considered the following applications and commented on them as shown:

PL/22/4370/PNE
4 Stonecroft Avenue Iver Buckinghamshire SL0 9QF

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 2.92 metres, eaves height 2.84 metres).

IPC Comments: No comment

PL/22/4104/FA (*)

32 Victoria Crescent Iver Buckinghamshire SL0 9JT

Two storey side extension; first floor rear extension over single storey extension permitted under PL/22/1611/PNE; hip to gable rear roof extension.

IPC Comments: **No objection** subject to the accommodation created by the proposal being ancillary to the main dwelling

PL/22/4081/FA (*)

5 St James Walk Iver Buckinghamshire SL0 9EN

Erection of a detached outbuilding to rear.

IPC Comments: **No comment**

PL/22/4068/SA

47A Wellesley Avenue Iver Buckinghamshire SL0 9BP

Certificate of Lawfulness for proposed Erection of single storey outbuilding to rear garden.

IPC Comments: **No comment**

PL/22/4185/FA

25 Richings Way Iver Buckinghamshire SL0 9DA

Demolition of existing dwelling and erection of detached dwelling.

IPC Comments: **No comment**

PL/22/4266/SA

254 Church Road Iver Heath Buckinghamshire SL0 0RF

Certificate of Lawfulness for proposed hip-to-gable loft conversion including two front roof lights and rear dormer.

IPC Comments: **No comment**

PL/22/4214/FA

30 Wellesley Avenue Iver Buckinghamshire SL0 9BN

Detached outbuilding to be auxiliary to main dwelling.

IPC Comments: **No comment**

PL/22/2678/OA (amended plans)

Fourells Paddocks Richings Way Iver Buckinghamshire SL0 9DE

Outline planning permission for the demolition of existing residential and equestrian buildings to facilitate for the construction of up to 30 dwellings to include 40% affordable housing provision with First Homes, up to 2 self-build plots, public open space and associated infrastructure and landscaping. All matters to be reserved except for the creation of new site access.

IPC Comments: **Object** on the grounds that the site is in the Green Belt and the proposal is inconsistent with objective 5.2 (to protect the semirural environment and the Green Belt) in the Ivers Neighbourhood Plan. The Parish Council supports the comments submitted by the Urban Designer. If minded to permit, the Parish Council requests 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.

373/22 **DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

- The Committee considered the following enforcement notice:

ES/22/00587/MW

Iver Flowerland, Norwood Lane, Iver Heath, Buckinghamshire, SL0 0EW

The meeting agreed that it would reinforce the Buckinghamshire if the parish council has not previously comments [it is subsequently noted that the parish council commented on application PL/22/0758/FA as follows: *“The Parish Councils notes that this is a retrospective application – Strongly objection based on the need that this development needs to be keep constrained and have conditioned – there is disregard for neighbours (noise disturbance) and the surrounding roads are not suitable or wide enough. This gives congestion issues as well as air quality concerns. The general safety issue in the area will be caused by vehicle size, traffic generation. It is inconsistent with emerging neighbourhood plan particularly around Traffic Management. NHP”*. It is understood that all comments in relation to the original planning application will be shared with the Inspector in the normal course

- The Committee received details of the following appeal against an enforcement notice:

EN/18/2280

The Beeches, Swan Road, Iver, Buckinghamshire, SL0 9LA

The meeting Chair commented that he would be representing the Committee at the appeal hearing and was reminded of the need to make a written report back to the Committee.

374/22 **IMPROVEMENTS AND EFFECTIVENESS**

There was discussion of holding all future Planning Committee meetings in the Hub to take advantage of the IT equipment installed there and to avoid expenditure on additional equipment. To be an agenda item for the next meeting.

There was discussion about planning enforcement regarding farms – the Locum Clerk offered to put together a note about planning law as it affects farms and it was suggested that there should be a letter to Buckinghamshire about the over use of farms. To be an agenda item for a future meeting.

375/22 **CHAIR'S REPORT**

There was no Chair's report.

Meeting closed at 7:52 pm.

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

Next meeting date: Tuesday 7th February 2023.