

THE IVERS PARISH COUNCIL

**MINUTES OF THE PLANNING COMMITTEE
HELD ON TUESDAY 7 MARCH 2023 AT 7:00PM**

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

Also in attendance: Nicole McCaig – Business Administrator (Minute Taker) and Unitary Councillor Luisa Sullivan (joined at 7:31pm).

APOLOGIES FOR ABSENCE

Apologies: None received

449/22 PUBLIC PARTICIPATION

There were no members of the public in attendance.

450/22 DECLARATIONS OF INTEREST

There were no declarations made.

451/22 MINUTES

Resolved that:

Following a correction to minute number 418/22 (to change the date from February to January 2023) the Minutes of the Planning Committee meeting held on the 7th February 2023, together with the notes of comments and observations submitted to the new Buckinghamshire Area Planning Team for Chiltern and South Bucks, will be presented at the next meeting of the Planning Committee to be agreed and signed by the Chair.

The Business Administrator seeks confirmation that the decision to call-in planning application PL/22/4314/FA was taken under the Clerk's delegated powers.

452/22 REPRESENTATION FROM UNITARY COUNCILLOR

Resolved to:

Resubmit comments, on planning application PL/22/1096/FA, to the Planning and Highways Officers, confirming that it was inaccurate to suggest a parking revision is due to come into effect in January 2023 in Iver Village. To also request the Planning Officer consults with Highways Officers to confirm the status of the parking scheme.

453/22 MOTORWAY SERVICE AREA

No further updates.

454/22 DATA CENTRE APPLICATIONS

Following a meeting with the developer of the Seven Hills Road Data Centre, Cllr Cook reported that:

- the Green Belt/Very Special Circumstances proposed agenda was not accepted as an agenda item by the councillors, and was not covered in the meeting
- prior to the meeting the representatives of parish council had confirmed in writing that it did not wish to discuss the argument why the site should be exempted from the green belt and that this should be discussed with the Planning Officer.
- the Ivers Neighbourhood Plan has been crossed referenced in the document.
- The developer has submitted a full planning application and proposed S106 contributions to Buckinghamshire Council.

Cllr Cook asked councillors to check that the proposed S106 categories are what the parish council would expect to be offered.

Resolved:

Cllr Cook to create a shared document based on the developer's proposed S106 contributions and councillors to add their responses by Friday 17th March. Following this that Cllr Cook will prepare the parish council response which will be sent to the Buckinghamshire Council Planning Officer.

Cllr Beary requested that the following is included in the parish council's response to Buckinghamshire Council; 'If minded to approve, the parish council remind you that the development is contrary to the Ivers Neighbourhood Plan.'

Cllr Young suggested including a Green Energy Obligation which would ensure that standby generators are not diesel powered but use hydrogen or green fuel alternatives.

Cllr Gupta suggested a Community Fund to benefit members of the community who will be disrupted by the development.

It was reported that Colne Valley Regional Park have been engaged by the developer to manage the public green spaces.

455/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

7:31pm – Unitary Councillor Luisa Sullivan joined the meeting.

- **PL/21/4074/FA**
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.

Resolved:

To uphold the call-in submitted on 15th December 2021.

Cllr Cook to draft a list of conditions based on the following suggestions:

- If minded to approve the traffic light scheme, a study and modelling of intelligent traffic light sequencing is needed to ensure there is no increase in traffic pollution when cars are idling at lights.
- Air purifiers for nursery and local residents.
- Construction traffic is routed via the A412.

- A park and ride scheme is implemented for construction workers arriving by car.
 - To locate the compound on the existing quarry site and / or the field near Pleasant Cottage
 - Fences to capture pollution and act as a noise barrier are installed around fields and schools.
 - To establish a Communications forum / approach between Pinewood and relevant impacted Community Groups / Representatives.
- **PL/23/0400/CONDA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
 Approval of condition 4 (schedule of materials) of planning permission PL/22/1292/FA (Construction of detached workshop and substation buildings).
IPC Comments: No comment.
 - **PL/23/0399/CONDA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
 Approval of condition 2 (Construction Management Plan) of planning permission PL/22/1292/FA) - Construction of detached workshop and substation buildings.
IPC Comments: No comment on operating hours. The parish council request that construction traffic is routed from the M4 via the A412 or Seven Hills Road utilising traffic management along that road.
 - **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.

Following a request from Buckinghamshire Council to confirm whether the parish council still wish to call-in the application for determination by committee.

Resolved:

To uphold the call-in submitted on 15th December 2022.

To submit the conditions previously circulated by email by Cllr Cook.

456/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

457/22 COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED

- **PL/23/0394/EIASR**
Iver Water Treatment Works Court Lane Iver Buckinghamshire SL0 9HL
 EIA request for a formal Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) in relation to proposed development consists of the installation of a total of approximately 1.75ha of solar panels.
IPC Comments: No comment.

- **PL/22/4439/FA (*)**
Land To The North Of Thorney Mill Road Iver Buckinghamshire SL0 9AL
Use of land for horticulture and erection of outbuilding (retrospective).
IPC Comments: No comment.

8:07pm Cllr Beary left the meeting.

- **PL/23/0527/VRC**
Church Farm Church Road Iver Heath Buckinghamshire SL0 0RA
Variation of condition 1 (Operating hours) of planning permission
PL/20/3842/FA (Retrospective permission to change site use to mix use (Sui Generis) to comprise storage or distribution (Use Class B8), offices (Use Class E (g)(i)) and light industrial (Use Class E (g)(iii))) to allow for an extension to operating hours.
IPC Comments: Object due to; noise impacting on neighbours; road safety concerns regarding HGVs entering and exiting the site. The area is residential and extended hours of operation and the nature of the activities is not in keeping with a residential area. The parish council therefore object to any extension of the existing operating hours.

458/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/0471/FA**
20A Bathurst Walk Iver Buckinghamshire SL0 9AZ
Rear conservatory.
IPC Comments: No comment.
- **PL/23/0440/FA (*)**
35 Coopers Row Iver Heath Buckinghamshire SL0 0HP
Single storey rear infill, extension to existing garage and conversion to habitable space.
IPC Comments: Request planning officer confirms the development does not amount to overdevelopment within the Green Belt.
- **PL/23/0448/FA**
21 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH
Part two/part single storey side/rear extension, alterations to some windows and doors.
IPC Comments: No comment.
- **PL/23/0403/FA (*)**
37 Pinewood Green Iver Heath Buckinghamshire SL0 0QL
Demolish conservatory and replace with single storey rear extension with roof lanterns.
IPC Comments: No comment.
- **PL/23/0406/FA (*)**
4 Stonecroft Avenue Iver Buckinghamshire SL0 9QF
Part two storey /part single storey side extension and single storey rear extension.
IPC Comments: The parish council neither support or object to the proposal. The parish council request that the planning officer confirms there is no

negative impact on neighbours privacy and addresses any inconsistency with the visual appearance of the proposed development on the streetscene.

- **PL/23/0384/FA (*)**
230 The Parkway Iver Heath Buckinghamshire SL0 0RQ
Garage conversion to habitable space.
IPC Comments: No comment.
- **PL/23/0362/FA (*)**
48 Slough Road Iver Heath Buckinghamshire SL0 0DT
Removal of existing outbuilding, erection of single storey outbuilding for ancillary residential use associated with the 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/23/0279/FA (*)**
Heath Rise 2 Bangors Road North Iver Heath Buckinghamshire SL0 0BG
Single storey rear, side and front extensions.
IPC Comments: Request planning officer confirms the development does not amount to overdevelopment within the Green Belt.
- **PL/23/0533/FA**
32 Wellesley Avenue Iver Buckinghamshire SL0 9BN
Detached outbuilding at rear to be used as home gym, jacuzzi area, household and garden item store and shower room.
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.

Cllr Bhachu left the meeting.

- **PL/23/0515/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/23/0503/CONDA**
Land Adjacent 74 Trewarden Avenue Iver Heath Buckinghamshire
Approval of conditions 11 (scheme of landscaping) and 15 (Ecological survey) of planning permission 17/00565/REM - Construction of 4 dwellinghouses (Details of access, position of first floor windows, parking, external materials and landscaping following Outline application 15/01418/OUT).
IPC Comments: The parish council note the proposal and request the planning officer notes ongoing concerns whether sufficient parking will be provided.
- **PL/23/0191/FA**
36 Syke Cluan Iver Buckinghamshire SL0 9EH

Demolition of the existing detached house and the erection of a new detached house with an additional vehicular access.

IPC Comments: No comment.

- **PL/23/0347/FA (amended plans to include addition of double garage)**
Norwood Grange Norwood Lane Iver Heath Buckinghamshire SL0 0EW
Two storey front/side extension with side balcony and detached double garage.
IPC Comments: Request planning officer confirms the development is in line with the adopted Ivers Neighbourhood Plan and does not amount to overdevelopment within the green belt.
- **PL/23/0584/FA**
89 Pinewood Green Iver Heath Buckinghamshire SL0 0QN
Demolition of existing garage. Part two storey, part single storey rear extension and new front porch.
IPC Comments: Request planning officer confirms the development is in line with the adopted Ivers Neighbourhood Plan - Policy IV2 Design in Iver Heath Area of Special Character.
- **PL/23/0573/SA**
12 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB
Certificate of Lawfulness for proposed Demolition of existing rear extension and construction of 3.6m rear extension.
IPC Comments: No comment.
- **PL/23/0570/FA**
1 Woodland Grange Iver Buckinghamshire SL0 9DN
Demolition of existing conservatory and erection of a two storey rear extension and an additional first floor side window.
IPC Comments: No comment.
- **PL/23/0679/PNE**
31 Syke Cluan Iver Buckinghamshire SL0 9EP
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 8.00 metres, maximum height 3.00 metres, eaves height 2.70 metres).
IPC Comments: No comment.
- **PL/23/0617/FA**
24 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ
Two storey front extension, part single/part two storey rear extension, garage conversion to living space and alterations to windows and doors.
IPC Comments: No comment.

459/22

DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

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

Noted as received.
- **EN/18/2179 - St Andrews Wood Lane**

To receive notice of a breach of planning control: Without planning permission, the change of use of the land to airport car parking

Noted as received.

- **ES/22/00440/BOC - Berkshire Garden Centre, Sutton Lane, Slough, Buckinghamshire, SL3 8AH**

To receive notice of an appeal against an Enforcement Notice

Noted as received.

460/22 CORRESPONDENCE RECEIVED

- **Invitation to a Planning Workshop organised by the Colne Valley Regional Park**

Noted as received.

- **Cemex Public Consultation Event**

Cllr Young attended the public consultation event on 2nd March 2023 and reported that extracted minerals will be exported on an overhead conveyor over North Park, therefore the existing routing agreement remains in place. Access to the site will utilise the existing golfers entrance and a private road to 'Pump House' will be opened up for access for golfers and to the club house. Car parking will be sited off Pump House Road.

- To receive a request for evidence from Buckinghamshire Council for the following

PL/23/0547/EU

149 Swallow Street Iver Buckinghamshire SL0 0HU

Certificate of lawfulness for existing use of annex and two outbuildings.

IPC Comments: No known evidence held by parish council.

- To receive a notification of an appeal against a planning decision from Buckinghamshire Council for the following

PL/22/3077/FA

Berkshire Garden Centre, Sutton Lane, Slough, Buckinghamshire, SL3 8AH

Change of use to storage and distribution (Use Class B8) relating to stone products – retrospective.

Noted as received.

- To receive a copy of the parish council's letter to Buckinghamshire Council regarding unspent Section 106 funds and to receive a copy of Buckinghamshire Council's.

Cllr Cook reported that Buckinghamshire Council are aiming to vary the terms of the original S106 agreement to extend the period which the contribution can be used from 5 to 10 years.

Resolved:

To add an agenda item for the April 2023 meeting to discuss whether further discussion with Cllr Strachan are required.

Cllr Cook, Gupta and Matthews to highlight to the South Bucks Local Government Association.

461/22 CHAIR'S REPORT

Cllr Cook reported that following refusal of the Slough Road Data Centre and Battery Storage facility planning application, an appeal has taken place. The developer, Greystoke, argued that the proposal was not infringing on the Green Belt Gap between the London Borough of Hillingdon and Iver Heath. The date is unknown for when the decision on this matter is due to be announced.

Cllr Cook reported that MP Morrisey had shared a response from the Secretary of State (SoS) for Levelling Up, Housing and Communities, in which the SoS had stated that data centres need to comply with normal planning regulations.

462/22 IMPROVEMENTS AND EFFECTIVENESS

Resolved:

To ask Buckinghamshire Council Planning for regular lists of Community Infrastructure Levy (CIL) monies due to the parish council.

Meeting closed at 8:41pm.

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

Next meeting date: Tuesday 7th March 2023.