

# THE IVERS PARISH COUNCIL

2 March 2023

## To all Members of the PLANNING COMMITTEE

You are hereby summoned to attend the meeting of **Planning Committee of The Ivers Parish Council** to be held on **Tuesday 7<sup>th</sup> March 2023** commencing at **7.00pm**. This meeting will be held at the Jubilee Pavilion (Iver Recreation Ground, High Street, Iver, SL0 9PW) for the purpose of transacting the following business.

A number of planning application consultations closed before the date of this meeting. Therefore a request, to Buckinghamshire Council's Planning Team, was submitted requesting an extension for The Ivers Parish Council's comments. The affected planning applications have been identified in sections 10 and 11 with an \*.

*Louise Steele*

Locum Clerk to the Council

## AGENDA

### 1. APOLOGIES FOR ABSENCE

### 2. PUBLIC PARTICIPATION

An Open Session will be held for members of the public who may ask questions or submit comments about Agenda items/Planning applications detailed below. Each person will usually be limited to three minutes. Duration of this part of the meeting usually to be no longer than fifteen minutes.

### 3. DECLARATIONS OF INTEREST

- a) To note any declaration of interest made by Members in connection with an Agenda item. Members to specify the nature of the interest;
- b) To receive any written requests for dispensations for disclosable pecuniary interests;
- c) To grant any requests for dispensation as appropriate.

### 4. MINUTES

To consider and approve the minutes of the meeting held on 7<sup>th</sup> February 2023 – See Appendix 4.

### 5. REPRESENTATION FROM UNITARY COUNCILLOR

Unitary Councillor Paul Griffin has expressed his concern that this Committee's observation, made on 13 December 2022, in respect of Planning Application PL/22/1096/FA misled the public in that it implied that Buckinghamshire Council had already reached a decision on the High Street Iver Parking Review when in fact the statutory consultation on the review opened on 13 February and will close on 12 March.

The following comment was made by this Committee (Minute 323/22 refers)

- **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.

The minutes of the meeting held on 13 December 2022 were confirmed as an accurate record of the meeting at the subsequent meeting of this Committee held on 10 January 2023. There can be no changes made to confirmed minutes. However, were the Committee so minded it can make a resolution at this meeting confirming that it was inaccurate to suggest that “a parking revision is due to come into effect in January 2023 in Iver Village”.

## 6. MOTORWAY SERVICE AREA

- To receive updates.

## 7. DATA CENTRE APPLICATIONS

- To receive updates.
- To receive a report following the recent discussion held with the developer of the Seven Hills Road site, Cyrus One – see Appendix 7 and confidential attachment to the report.

## 8. PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- To determine the parish council’s additional responses to the call-in request on the following application:  
**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.
- To consider and comment on the following applications:
  - a) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPIH85ESK2L00>  
**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).
  - b) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPIH7YESK2J00>  
**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.

## 9. SLOUGH TOWN CENTRE REDEVELOPMENT

- To receive updates.

## 10. COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED

To receive the following Environmental Impact Screening Request:

- a) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPICDRES09X00>  
**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.

To consider and comment on the following applications:

- b) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNM18YESIY000>

**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).

- c) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?keyVal=RQ6JSXESKH500&activeTab=summary>  
**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.

## **11. RESIDENTIAL PLANNING APPLICATIONS RECEIVED**

To consider and comment on the following applications:

- a) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPVAA8ESKA500>  
**PL/23/0471/FA**  
**20A Bathurst Walk Iver Buckinghamshire SL0 9AZ**  
Rear conservatory.
- b) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPRCLBESK6N00>  
**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.
- c) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?keyVal=RPRTAFESK7F00&activeTab=summary>  
**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.
- d) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPNHOMESK3B00>  
**PL/23/0403/FA (\*)**  
**37 Pinewood Green Iver Heath Buckinghamshire SL0 0QL**  
Demolish conservatory and replace with single storey rear extension with roof lanterns.
- e) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?keyVal=RPNN92ESK3L00&activeTab=summary>  
**PL/23/0406/FA (\*)**  
**4 Stonecroft Avenue Iver Buckinghamshire SL0 9QF**  
Part two storey /part single storey side extension and single storey rear extension.
- f) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?keyVal=RPI0HHESK1J00&activeTab=summary>  
**PL/23/0384/FA (\*)**  
**230 The Parkway Iver Heath Buckinghamshire SL0 0RQ**  
Garage conversion to habitable space.
- g) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPEUMKESJZC00>  
**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.
- h) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP34D9ESJS000>  
**PL/23/0279/FA (\*)**  
**Heath Rise 2 Bangors Road North Iver Heath Buckinghamshire SL0 0BG**

Single storey rear, side and front extensions.

- i) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ7XSWESKHS00PL/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.
- j) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?keyVal=RQ4DUIES0VB00&activeTab=summaryPL/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).
- k) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ2RNPESKEJ00PL/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).
- l) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROORQ0ESJJ700PL/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.
- m) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?keyVal=RPCZXTESJXZ00&activeTab=summaryPL/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.
- n) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQF9P1ESKM000PL/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.
- o) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQDVQUESKL300PL/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.
- p) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQDSY6ESKKV00PL/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.
- q) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQSQ2EES0QO00>

**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).

- r) <https://pa.chilternandsouthbucks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQJA5DESKPE00>

**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.

**12. DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

- a) Business Administrator to report on weekly development decision notifications.
- b) **The Beeches Swan Road** - To receive notice of an enforcement appeal decision – see Appendix 12b.
- c) **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 – see Appendix 12c.
- d) **ES/22/00440/BOC - Berkshire Garden Centre, Sutton Lane, Slough, Buckinghamshire, SL3 8AH**  
To receive notice of an appeal against an Enforcement Notice – see Appendix 12d.

**13. CORRESPONDENCE RECEIVED**

- a) To receive an invitation to a Planning Workshop organised by the Colne Valley Regional Park – see Appendix 13a.
- b) To receive a copy of the Cemex February 2023 Newsletter – see Appendix 13b, and to receive feedback from councillors who attended the Public Consultation Event on 2<sup>nd</sup> March 2023.
- c) To receive a request for evidence from Buckinghamshire Council for the following – see Appendix 13c:  
**PL/23/0547/EU**  
**149 Swallow Street Iver Buckinghamshire SL0 0HU**  
Certificate of lawfulness for existing use of annex and two outbuildings.
- d) To receive a notification of an appeal against a planning decision from Buckinghamshire Council for the following – see Appendix 13d:  
**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.
- e) 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 reply – see Appendix 13e.

**14. IMPROVEMENTS AND EFFECTIVENESS**

**15. CHAIR'S REPORT**

**Planning Committee:** Cllrs C Beary, Chair and P Kinchin, Vice Chair (ex officio), S Bhachu, M Bhatti, A Burke, J Cook, V Gupta, S Hutchins, P Stanhope, M Sullivan and G Young

**Copies to:** Cllrs P Brooksby, W Matthews and S Mills

Date of next meeting: Tuesday 11<sup>th</sup> April 2023 at 7:00pm, location: TBC