

## THE IVERS PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 7 FEBRUARY 2023 AT 7:00PM

**Committee Members Present:** Cllrs C Beary, S Bhachu, M Bhatti, A Burke, J Cook, S Hutchins, P Stanhope (joined at 7:31pm) and M Sullivan

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

#### **APOLOGIES FOR ABSENCE**

Apologies: Cllrs V Gupta, P Kinchin and G Young

#### **413/22 PUBLIC PARTICIPATION**

No Members of the Public were in attendance.

#### **414/22 DECLARATIONS OF INTEREST**

Cllr Bhachu declared an interest in planning application PL/22/4438/FA at 62 Chequers Orchard.

#### **415/22 MINUTES**

**Resolved** that:

The Minutes of the Planning Committee meeting held on the 10<sup>th</sup> January 2023, 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.

#### **416/22 MOTORWAY SERVICE AREA**

Cllr Cook reported that Unitary Councillors are in dialogue with the developer, Welcome Break. Cllr Cook asked councillors if they would be interested in meeting the developer to discuss Section 106 mitigation requests. Cllrs Beary and Hutchins expressed an interest in attending but stressed it must be made clear that no inference of backing down from the objection is made or protection given within the Neighbourhood Plan is relinquished.

#### **417/22 DATA CENTRE APPLICATIONS**

Cllr Cook reported that an appeal by Greystoke is taking place on 21<sup>st</sup> February 2023 regarding the data centre application on the land south of Slough Road. Cllr Cook is hoping to attend some of the appeal remotely.

Cllr Beary asked that the planning appeals officer is made aware of MP Morrissey's letter on the matter of protecting the green belt from data centre development and also to note that the Ivers Neighbourhood Plan is now adopted.

#### **418/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS**

- **PL/22/4314/FA (\*)**

**Land West Of Pinewood Studios Pinewood Road Iver Heath  
Buckinghamshire SL0 0NH**

Use of land at Pinewood Studios (PSDF development zone 4a and 4b) for car parking for a temporary period of 24 months, alongside associated infrastructure.

**IPC Comments:** **Object** on the grounds that the site is in the Green Belt and the proposal contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan. An increase in parking space will encourage an increase in traffic, directly contradicting Policy IV7 in the adopted Neighbourhood Plan which aims for development to achieve air quality neutral standards.

**Resolved to** uphold the call-in request submitted on 20<sup>th</sup> January 2023.

**419/22 SLOUGH TOWN CENTRE REDEVELOPMENT**

No further updates.

**420/22 COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED**

- **PL/22/4251/FA (\*)**

**S And S Cars Ltd 26 Langley Park Road Iver Buckinghamshire SL0 9QR**  
Extractor fan within the roof and change of use to car paint shop (Use Class B2) (retrospective).

**IPC Comments:** **Object** due to inappropriate development of a building in a residential area. The proposal presents a risk to health & safety due to the use of hazardous chemicals. The proposal would also compound an existing issue with on street parking. The parish council requests the planning officer notes the possibility of inaccurate plans as the workshop has a separate vehicle access to the business address on Langley Park Road.

**Resolved to** call-in.

- **PL/22/4432/PNC (\*)**

**St James Farm Bangors Road South Iver Buckinghamshire SL0 0AX**  
Prior notification under Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Change of use of an agricultural building to a flexible use as commercial space.

**IPC Comments:** **Object** due to: road safety issues regarding HGV access; vehicle weight restrictions are in place on the highway; the site is located in green belt and the proposal contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan; increased noise and disturbance; damage to the environmental quality and visual character of the area.

7:31pm: Cllr Stanhope joined the meeting.

- **PL/23/0198/FA**

**Bellswood Farm Bellswood Lane Iver Buckinghamshire SL0 0LU**  
Erection of stables.

**IPC Comments:** **Object** due to overdevelopment as the site is already sufficiently developed. The parish council requests that the planning officer checks there will be adequate surface water drainage following the additional

build and follows up previous reports of sewage discharge from the site onto Bellswood Lane.

**Resolved to** call-in and write to the Enforcement Officer to follow up compliance as a result of the dismissal of the appeal in October 2021.

- **PL/23/0202/FA**  
**Bellswood Farm Bellswood Lane Iver Buckinghamshire SL0 0LU**  
Reduction and retention of existing stable building.  
**IPC Comments:** Neutral position. The parish council asks the planning officer to visit site, as Google Maps is out of date, to confirm the use as stabling.
- **PL/23/0223/FA**  
**Iver Heath Bowls Club Iver Heath Recreation Ground Church Road Iver Heath Buckinghamshire SL0 0RD**  
Removal of shed used for storing bowls equipment and tools. Erection of outbuilding to be used for storage of bowls equipment and tools, office space and meetings.  
**IPC Comments:** No comment.

#### 421/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/0015/FA (\*)**  
**28 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ**  
Removal of existing roof and erection of new roof and removal of chimneys.  
**IPC Comments:** No comment.
- **PL/23/0016/FA (\*)**  
**28 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ**  
Demolition of existing single storey side extension, reduction in height of retained side extension, removal of chimneys and erection of single storey side extension.  
**IPC Comments:** No comment.
- **PL/23/0014/SA**  
**The Barn Love Lane Iver Buckinghamshire SL0 9QZ**  
Certificate of Lawfulness for proposed outbuilding in rear garden.  
**IPC Comments:** No comment.

Cllr Bhachu left the meeting.

- **PL/22/4438/FA (\*)**  
**62 Chequers Orchard Iver Buckinghamshire SL0 9NJ**  
Conversion of a single dwelling into 2no. 1bed units and 2no. studios.  
**IPC Comments:** Neutral position. The parish council requests that the planning officer reviews the application against the adopted Ivers Neighbourhood Plan and confirms there is sufficient parking and amenity space for the occupants.

Cllr Bhachu rejoined the meeting.

- **PL/22/4285/SA (\*)**  
**47 Leas Drive Iver Buckinghamshire SL0 9RB**  
Certificate of Lawfulness for proposed front driveway and path crossover.

**IPC Comments:** If minded to permit, the parish council requests a permeable surface is specified.

- **PL/22/4403/SA (\*)**  
**18 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ**  
Certificate of Lawfulness for proposed vehicular access to create a secondary vehicle access to application site.  
**IPC Comments:** No comment.
- **PL/22/4404/FA (\*)**  
**18 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ**  
Garden wall around the front perimeter of the property with a maximum height of 2.025m, constructed out of brick up to 900mm with railing infill above.  
**IPC Comments:** No comment.
- **PL/23/0249/PNE**  
**66 Slough Road Iver Heath Buckinghamshire SL0 0DY**  
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 5.0 metres, maximum height 3.1 metres, eaves height 2.8 metres).  
**IPC Comments:** No comment.
- **PL/23/0216/FA**  
**224 Swallow Street Iver Buckinghamshire SL0 0HS**  
Demolition of existing detached garage and construction of a part single, part two storey rear extension and single storey front extension.  
**IPC Comments:** No comment.
- **PL/23/0182/SA**  
**38 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB**  
Certificate of Lawfulness for proposed Garage conversion to living space.  
**IPC Comments:** No comment.
- **PL/23/0183/SA**  
**4 Iverdale Close Iver Buckinghamshire SL0 9RL**  
Certificate of Lawfulness for proposed extension of existing vehicular access of 4.6m, replace existing grassed area with block paving with side drainage.  
**IPC Comments:** No comment.
- **PL/23/0175/FA**  
**41 Colne Orchard Iver Buckinghamshire SL0 9NB**  
Single storey side, rear and front extensions with skylights on the side and rear pitched roof.  
**IPC Comments:** The parish council requests that the planning officer checks the proposal does not negatively impact on the privacy of or overlook the neighbouring property.
- **PL/23/0160/SA**  
**117 Thorney Mill Road Iver Buckinghamshire SL0 9AH**  
Certificate of Lawfulness for proposed conversion of roof to living space to include side dormer windows, alterations to some window and doors including the existing front entrance.  
**IPC Comments:** No comment.

- **PL/23/0117/PAPCR**  
**80 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.
- **PL/23/0315/FA**  
**6 St James Walk Iver Buckinghamshire SL0 9EW**  
Part single/part two storey side and rear extensions, new roof with rear dormer window and front and side rooflights, relocation of front door and decking.  
**IPC Comments:** No comment.
- **PL/23/0260/FA**  
**56 Slough Road Iver Heath Buckinghamshire SL0 0DT**  
Demolition of existing dwelling and construction of 2 semi-detached houses with parking and amenity space.  
**IPC Comments:** No comment.
- **PL/23/0347/FA**  
**Norwood Grange Norwood Lane Iver Heath Buckinghamshire SL0 0EW**  
Two storey front/side extension with side balcony.  
**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.

#### **422/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

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

#### **423/22 CORRESPONDENCE RECEIVED**

**APP/N0410/W/22/3302585**

**PL/21/4069/FA**

**St James Farm, Bangors Road South, Iver, Buckinghamshire, SL0 0AL**

Retrospective change of use of agricultural building to storage and distribution (Use Class B8).

**IPC Comments:**

#### **424/22 LOCATION OF PLANNING COMMITTEE MEETINGS**

Agreed to measure hub and Jubilee Pavilion and estimate number of meeting participants possible.

#### **425/22 IMPROVEMENTS AND EFFECTIVENESS**

Nothing further to discuss.

#### **426/22 CHAIR'S REPORT**

Cllr Cook reported that an agenda item will be included, at the 7<sup>th</sup> March Planning Committee, to address an item recorded in the 13<sup>th</sup> December 2022 Planning Committee meeting minutes, regarding the status of the High Street parking scheme consultation.

Meeting closed at 20:30pm.

Signed by the Chair \_\_\_\_\_ of the Planning Committee Date: \_\_\_\_\_

**Next meeting date:** Tuesday 7<sup>th</sup> March 2023.