

THE IVERS PARISH COUNCIL

**MINUTES OF THE PLANNING COMMITTEE
HELD ON TUESDAY 11 APRIL 2023 AT 7:00PM**

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

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

APOLOGIES FOR ABSENCE

Apologies: Cllrs V Gupta, S Hutchins and P Stanhope

495/22 PUBLIC PARTICIPATION

One member of the public was in attendance at the meeting and spoke briefly about the reasons for their current residential application for an extension.

496/22 DECLARATIONS OF INTEREST

There were no declarations made.

497/22 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 7th February and 7th March 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.

498/22 MOTORWAY SERVICE AREA

No further updates.

499/22 DATA CENTRE APPLICATIONS

Seven Hills Road data centre Parish Council comments are to be submitted.

500/22 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 as a temporary car park comprising 370 spaces for a temporary period of 24 months.
IPC Comments: Uphold call-in previously submitted and support the conditions submitted by the Drainage Officer.

501/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

502/22 COMMERCIAL AND AGRICULTURAL PLANNING APPLICATIONS RECEIVED

- **PL/23/0988/VRC**
Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
Removal of condition 6 (removal of permitted development rights) of planning permission 04/01444/FUL (Demolition of outbuildings and workshops/storage building. Conversion of garage/ office with single storey extension creating detached bungalow.)
IPC Comments: Object to removal of condition 6 due to location in Green Belt which contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan.
- **PL/23/0670/FA (*)**
Sasgo Ltd Sutton Court Sutton Lane Langley Buckinghamshire SL3 8AR
Extension to the existing warehouse building.
IPC Comments: No comments.
- **PL/23/0655/FA (*)**
Former Electricity Substation Thorney Lane South Iver Buckinghamshire
Retrospective change of use to coach parking with ancillary offices and maintenance facilities.
IPC Comments: Object due to location in Green Belt which contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan. The parish council refute the applicant's claims that the proposal supports The Ivers Neighbourhood Plan policies IV7 and IV8.

Resolved to: Call-in as the proposal requires scrutiny by Buckinghamshire Planning Committee.

503/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/1084/PNE**
105 Thorney Mill Road Iver Buckinghamshire SL0 9AH
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 3.92 metres, eaves height 3.0 metres).
IPC Comments: No comments.
- **PL/23/0964/FA**
55 High Street Iver Buckinghamshire SL0 9NN
New vehicular access.
IPC Comments: Neutral. The parish council request the planning officer asks a Highways Officer to assess the best location for vehicle access to minimise road safety issues due to the proposed location of vehicle access directly onto a roundabout. If minded to approve, the parish council request that parking and driveway have a permeable surface and the landscaping to be preserved in the front garden.
- **PL/23/0923/FA**
32 Pinewood Green Iver Heath Buckinghamshire SL0 0QP

Double storey extension to existing single storey bungalow.

IPC Comments: Neutral. The parish council believe there is a second building on the site which isn't shown on the property plans and has concerns regarding surface water drainage as a hard surface has been laid. The parish council request that the appearance of the development conforms to the Ivers Neighbourhood Plan Area of Special Character Policy IV2. The parish council request the Planning Officer checks that the proposal is within the Green Belt development allowance.

- **PL/23/0956/PNE**
4 The Poynings Iver Buckinghamshire SL0 9DT
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 3.87 metres, eaves height 2.65 metres).
IPC Comments: No comment.
- **PL/23/0955/PNE**
2 The Poynings Iver Buckinghamshire SL0 9DT
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 3.87 metres, eaves height 2.65 metres).
IPC Comments: No comment.
- **PL/23/0886/FA**
77 Swallow Street Iver Buckinghamshire SL0 0ET
Creation of vehicular access.
IPC Comments: Neutral. The parish council request that the Planning Officer confirms the plans are accurate and reflect the correct number of parking spaces that are available to the properties at the rear.
- **PL/23/0838/FA (*)**
85 Pinewood Green Iver Heath Buckinghamshire SL0 0QN
Demolition of existing conservatory and construction of single storey side and rear extension.
IPC Comments: The parish council request that the Planning Officer confirms there will be no loss of light to neighbours.
- **PL/23/0740/FA (*)**
3 Apsley Walk Iver Buckinghamshire SL0 9BQ
Conversion of existing garage to a habitable room.
IPC Comments: Object due to concerns regarding loss of car parking as there is a lack of existing on street parking in the area.
- **PL/23/0695/FA (*)**
16A Coopers Row Iver Heath Buckinghamshire SL0 0HW
Annexe/outbuilding in rear garden.
IPC Comments: If minded to permit, the parish council request a condition is included to ensure the annexe/outbuilding is ancillary to the main dwelling and is not for separate habitation.
- **PL/23/0701/FA (*)**
31 Syke Cluan Iver Buckinghamshire SL0 9EP

Demolition of lean-to, two storey side/front and part single/part two storey rear extensions. Extension to the existing roof with new rooflights, rear dormer window and juliet balcony.

IPC Comments: Neutral. The parish council request the Planning Officer notes neighbours comments regarding negative impact on privacy, loss of light and overdevelopment of the property. The parish council also request that the appearance of the development conforms to the Ivers Neighbourhood Plan Policy IV4: Design in Richings Park.

- **PL/23/0463/SA**
29 Chequers Orchard Iver Buckinghamshire SL0 9NH
Certificate of Lawfulness for proposed rear dormer extension and single storey rear extension.
IPC Comments: No comment.
- **PL/23/0360/FA (*)**
69 Richings Way Iver Buckinghamshire SL0 9DF
Extend existing vehicular access and erection of an outbuilding to the rear of garden ancillary to the main 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.

504/22 **DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

- The Business Administrator reported that Councillors had received the most recent development decisions via the weekly newsletter.
- **ES/22/00239/COU – Iver Cars Repairs, 26 Langley Park Road, Iver, Buckinghamshire, SL0 9QR**
To receive notice of a breach of planning control: Without planning permission, a material change of use of the Land to a mixed use (sui generis), comprising: car repairs, car storage, car sales and car paint shop.

Noted as received.

- **EN/18/2179 – St Andrews House, Wood Lane, Iver, Buckinghamshire, SL0 0LD**
To receive notice of a breach of planning control: Without planning permission, a material change of use to a (sui generis) mixed use, comprising residential use and the commercial short-term parking of vehicles and integral to that use, the laying of hardstanding (the “Unauthorised Use”).

Noted as received.

505/22 **CORRESPONDENCE RECEIVED**

- **Unspent Section 106 Funds – Correspondence with Buckinghamshire Council**

Resolved:

Cllr Cook to respond with a formal complaint to Buckinghamshire Council including concerns that mitigations relate to prior applications.

- To receive a request for evidence from Buckinghamshire Council for the following
PL/23/0789/EU
1 The Ridgeway Iver Buckinghamshire SL0 9HW
Certificate of lawfulness for existing use as car sales, offices and storage (Sui Generis use).
IPC Comments: Cannot commit to confirming use prior to the previous 5 years.
- To receive a notification of an appeal against a planning decision from Buckinghamshire Council for the following
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.

Noted as received.

- Community Infrastructure Levy Consultation

Resolved:

Cllr Cook to draft a response to the consultation questions and circulate to the committee and add an item to the next planning committee agenda.

- To receive notification of variation to the examination timetable – Slough Multifuel Extension Project

Noted as received.

506/22 IMPROVEMENTS AND EFFECTIVENESS

Nothing further to discuss.

507/22 CHAIR'S REPORT

Cllr Cook reported:

- An outcome of the Greystoke data centre appeal is still awaited.
- The Secretary of State has decided not to intervene in the Pinewood South planning application.

Meeting closed at 8:07pm.

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

Next meeting date: Tuesday 9th May 2023.