

THE IVERS PARISH COUNCIL
MINUTES OF THE PLANNING COMMITTEE
HELD ON TUESDAY 9 MAY 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)

APOLOGIES FOR ABSENCE

None received.

535/22 PUBLIC PARTICIPATION

No members of the public were in attendance at the meeting.

536/22 DECLARATIONS OF INTEREST

Cllr Burke declared a non-pecuniary interest in the planning application at 28 Chequers Orchard.

537/22 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 11th April 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.

7:03pm Cllr Hutchins joined the meeting.

538/22 MOTORWAY SERVICE AREA

No further updates.

539/22 DATA CENTRE APPLICATIONS

Councillors have been invited to meet the Court Lane data centre developer to discuss Section 106 mitigation and for a site visit. Five councillors expressed an interest in attending.

Resolved Cllr Cook to convene a convenient date for the meeting and site visit.

540/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

The outline planning application for the multi-storey car park has been approved. Details within the plans will be subject to further committee approval. Local residents have been vocal about the scale of the car park.

The parish council call-in is still in progress for the temporary car park on the Pinewood Studios east site.

541/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

542/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/1310/FA**
125 Swallow Street Iver Buckinghamshire SL0 0ET
Retention of existing single storey detached outbuilding in rear garden.
IPC Comments: Neutral position. The parish council advise that the planning application form is incorrect as the work has been completed. The visual amenity and privacy of neighbours will be negatively impacted by the close location to the boundary which is also contrary to Buckinghamshire Council's planning guidance. The parish council request that the planning officer checks the proposal does not amount to overdevelopment/exceed development limits within the green belt. 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 and permanent habitation.
- **PL/23/1296/PNE**
Home Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0NY
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 3.00 metres) following the demolition of existing conservatory.
IPC Comments: No comment.
- **PL/23/1295/SA**
Home Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0NY
Certificate of Lawfulness for proposed demolition of existing conservatory single storey rear extension. Erection of single storey rear and side extensions. Three rear and side dormer roof extensions and installation of a roof light at the front.
IPC Comments: No comment.
- **PL/23/1282/FA**
12 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW
Additional front bay window with new porch linking to existing bay window; erection of single storey detached outbuilding in rear garden to be used as ancillary living space.
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 and permanent habitation.
- **PL/23/1201/SA**
Norwood Grange Norwood Lane Iver Heath Buckinghamshire SL0 0EW
Certificate of Lawfulness for proposed outbuilding.
IPC Comments: The parish council requests the planning officer notes: Green Belt policy applies; The adopted Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) requirement for all developments to be 'zero carbon ready'. 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 and permanent habitation.

- **PL/23/1191/FA**
37 Richings Way Iver Buckinghamshire SL0 9DA
Two storey side/rear extension, first floor front/side extension, front/side/rear roof extension with 2 rear dormers and 3 front and 6 side roof windows, and front porch.
IPC Comments: The parish council requests the planning officer notes the adopted Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) requirement for all developments to be 'zero carbon ready'.
- **PL/23/1083/FA (*)**
13 Syke Ings Iver Buckinghamshire SL0 9ER
Part demolition of existing extension and erection of single storey rear extension.
IPC Comments: The parish council requests the planning officer notes the adopted Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) requirement for all developments to be 'zero carbon ready'.
- **PL/23/1069/FA (*)**
28 Chequers Orchard Iver Buckinghamshire SL0 9NH
Demolition of an existing single storey extension to rear and construction of single storey extension to rear.
IPC Comments: The parish council request a condition is included to ensure construction materials are kept within the property boundary and construction work is not to take place outside of normal construction hours (Mon to Fri 7am – 6pm and Sat AM only).
- **PL/23/1032/SA**
117 Thorney Mill Road Iver Buckinghamshire SL0 9AH
Certificate of Lawfulness for proposed single storey side extension.
IPC Comments: No comment.
- **PL/23/1085/SA**
105 Thorney Mill Road Iver Buckinghamshire SL0 9AH
Certificate of lawfulness for proposed loft conversion with hip to gable side roof extension, rear dormer, 3 front rooflights and side window.
IPC Comments: No comment.
- **PL/23/1338/SA**
35 Thorney Lane South Iver Buckinghamshire SL0 9AD
Certificate of Lawfulness for proposed construction of a rear garden outbuilding.
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 and permanent habitation.
- **PL/23/1333/FA**
48 Syke Cluan Iver Buckinghamshire SL0 9EJ
Rear ground floor extension, side first floor extension, double storey front porch, extend front of garage, raising of roof and 2 rear dormers.
IPC Comments: No comment.

543/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Business Administrator reported that Councillors had received the most recent development decisions via the weekly newsletter.
- **EN/21/0466 – 25 North Park, Iver, Buckinghamshire, SL0 9DH**
To receive notice of a breach of planning control: Without planning permission, the erection of gate(s) and fence.

Noted as received.

- **ES/23/00115/COU – Land at Orchard House, 1 Sutton Lane, Slough, Buckinghamshire, SL3 8AR**
To receive notice of a breach of planning control: Without planning permission, a material change of use of the Land to a (sui generis) mixed use, comprising residential, and use for the commercial storage and parking of motor vehicles, and integral to that use, the stationing of shipping containers and the stationing of a static caravan and the laying of hardstanding and the erection of lighting, all undertaken to facilitate the unauthorised mixed use.

Noted as received.

544/22 CORRESPONDENCE RECEIVED

- To receive a request for evidence from Buckinghamshire Council for the following:
PL/23/1050/EU
Land to the Rear of 248 Swallow Street, Iver, Buckinghamshire, SL0 0HT
Certificate of lawfulness for the existing use of land as a garden linked with mobile home situated to rear of 246 Swallow Street, Iver
IPC Comments: No evidence.
- To receive a request for evidence from Buckinghamshire Council for the following:
PL/23/1278/EU
30 Iverdale Close, Iver, Buckinghamshire, SL0 9RL
Certificate of lawfulness for existing loft conversion with side and rear dormers and 2 front rooflights.
IPC Comments: No evidence.

545/22 COMMUNITY INFRASTRUCTURE LEVY CONSULTATION

Resolved to postpone to 6th June 2023 Planning Committee Agenda.

546/22 CALL IN PROCEDURES

Discussed and agreed the following procedures:

Locum Clerk to write to Buckinghamshire Council head of planning for a further explanation and sight of the documents that are being used during their call-in procedure. To then decide if a face-to-face meeting is required.

When calling-in:

- To specifically refer to Buckinghamshire Council planning policies e.g. Green Belt and relevant sections of the Ivers Neighbourhood Plan.

- To refer to notable local public and Residents' Associations objections, which can be raised by the parish council as an objection. Added gravitas is given if Residents' Associations make a representation.
- To agree the communication response when the parish council call-in a planning application i.e. press release or parish council Facebook post to inform residents' about parish council objections to planning applications.
- To engage unitary councillors when concerns are raised.

547/22 UPDATE ON FOURELLS PADDOCKS APPLICATION - PL/22/2678/OA

Cllr Cook reported that permission had not been granted. However, it is highly probable there will be an appeal. There is concern that the proposal of affordable housing diminishes the weight of green belt protection.

548/22 IMPROVEMENTS AND EFFECTIVENESS

Locum Clerk to include in letter to Buckinghamshire Council (above minute number. 546/22) a request for regular meetings with Buckinghamshire Council planning and enforcement officers and to request they visit sites of concern.

Councillors to copy in unitary councillors (and the Business Administrator) when reporting enforcement concerns.

Cllrs Cook and Gupta to also raise with South Buckinghamshire Association of Local Councils.

549/22 CHAIR'S REPORT

Cllr Cook reported that a planning application has been submitted for a telecoms mast opposite Wellesley Avenue at the junction with Richings Way.

Resolved to submit the following objections:

- There are a number of masts already in the location.
- The proposal negatively impacts on the visual amenity of the area.
- The narrow road causes concern for road safety issues during the construction phase and during maintenance.
- The parish council propose the following alternative sites: further along Richings Way nearer to the Tower Arms PH or at St Leonards Mound on Richings Way.

Meeting closed at 8:02 pm.

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

Next meeting date: Tuesday 6th June 2023.