

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 6 JUNE 2023 AT 7:00PM

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

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

047/22 ELECTION OF CHAIR

A nomination was received for Cllr Cook to be the Chair of the Planning Committee which was proposed by Cllr Burke and seconded by Cllr Stanhope.

Resolved that Cllr Cook be duly elected as Chair of the Planning Committee for the municipal year 2023-2024.

APOLOGIES FOR ABSENCE

Cllrs S Hutchings and G Young.

048/22 PUBLIC PARTICIPATION

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

Cllr Cook reported that neighbours have reported that windows at 236 The Parkway are breaching conditions of the planning approval.

049/22 DECLARATIONS OF INTEREST

No declarations were received.

050/22 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 9th May 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.

051/22 MOTORWAY SERVICE AREA

Cllr Cook reported that the Colne Valley Regional Park (CVRP) have submitted another objection to the application. Cllr Cook will conduct a further check to confirm whether a new or amended application has been submitted.

Cllr Cook asked the committee if they agree to amending the parish council's Section 106 mitigation requests to reflect those submitted by CVRP. Discussed the following additions/amendments:

- Inclusion of a cycle route from Black Park to Uxbridge through CVRP.
- Funding for biodiversity projects.

- Suggesting that Buckinghamshire Council fund the relocation of the Iver Education Centre, within the Colne Valley, if it can no longer operate on their current site.
- Funding for a service to manage the undeveloped land on the site.
- Also discussed relocating the Iver Education Centre to Alderbourne Farm.

Resolved Cllr Cook to amend the parish council's response to reflect the additions and amendments above.

052/22 DATA CENTRE APPLICATIONS

No further updates.

053/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

The committee noted that a desk based archaeology assessment has been completed.

- **PL/23/1630/CONDA**
Land East Of Pinewood Road Pinewood West Pinewood Studios
Pinewood Road Iver Heath Buckinghamshire SL0 0NH
 approval of condition 7 (archaeology desk-based assessment) of planning permission PL/22/4178/FA - 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.
IPC Comments: No comments.

054/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

055/22 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/1449/FA**
Berkshire Garden Centre Sutton Lane Slough Buckinghamshire SL3 8AH
 Partial replacement of existing buildings. Change of use of the site from garden centre to storage and distribution (Use Class B8) and the partial retention of Use Class E for the sale of stone products.
IPC Comments: Object to the change of use as increased storage and distribution centre traffic movements will negatively impact air quality.

Discussed the previous application, which was considered by the parish council in October 2022 and planning permission refusal by Buckinghamshire Council. The planning decision was appealed by the applicant and is in progress. A second application has now been submitted.

- **PL/23/1331/FA (*)**
7 The Ridgeway Iver Buckinghamshire SL0 9HX
 External changes to the side and rear of the unit including changes to windows and the addition of rear balcony, side escape stair and roller door; cladding and rendering of walls.

IPC Comments: Concerns of the Canal and River Trust regarding the changes to the rear of the property affecting the canal watercourse need to be taken into consideration.

- **PL/23/1625/SA**
Iver Water Treatment Works Court Lane Iver Buckinghamshire SL0 9HL
Certificate of Lawfulness for proposed installation of solar panels within the operational land of Iver Water Treatment Works.
IPC Comments: No comment.

056/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/1617/FA**
315 The Parkway Iver Heath Buckinghamshire SL0 0RL
Single storey rear extension.
IPC Comments: The parish council requests the planning officer notes Policy IV2 of the adopted Neighbourhood Plan which protects the visual appearance of the area and identifies The Parkway as an Area of Special Character.
- **PL/23/1580/NMA**
236 The Parkway Iver Heath Buckinghamshire SL0 0RH
Non material amendment to planning application PL/22/3045/FA (Single storey side, rear and front extensions, demolition of existing garage) to allow for changes to external render, windows and doors.
IPC Comments: Object as the proposal does not comply with Policy IV2 of the adopted Neighbourhood Plan which protects the visual appearance of the area and identifies The Parkway as an Area of Special Character. It is important that the Neighbourhood Plan policy is upheld.
- **PL/23/1579/PNE**
Denbridge Langley Park Road Iver Buckinghamshire SL0 0JQ
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 5.50 metres, maximum height 3.50 metres, eaves height 2.92 metres).
IPC Comments: No comment.
- **PL/23/1559/FA**
19 Thorney Lane South Iver Buckinghamshire SL0 9AD
Single storey side extension.
IPC Comments: No comment.
- **PL/23/1543/SA**
South Of Wood Lane House Wood Lane Iver Heath Buckinghamshire SL0 0LD
Certificate of lawfulness for the proposed single storey rear and side extension, front porch and installation of rooflights to rear roof elevation.
IPC Comments: No comment.
- **PL/23/1520/SA**
49 Leas Drive Iver Buckinghamshire SL0 9RB
Certificate of lawfulness for proposed vehicular access.

IPC Comments: Neutral. The parish council request a Tree Survey and Highways Survey are conducted to address the following concerns that the plans do not note:

- location of drainage on highway
- road safety concern due to location of access on a bend in the road
- the location of two mature trees, one in the garden and one on the verge

- **PL/23/1533/PNE**

9 Victoria Crescent Iver Buckinghamshire SL0 9JS

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 4.0 metres, maximum height 3.4 metres, eaves height 3.1 metres).

IPC Comments: Object as no documents have been submitted with the planning application.

- **PL/23/1519/SA**

4 Warren Field Iver Heath Buckinghamshire SL0 0RU

Certificate of lawfulness for proposed construction of a vehicle crossover.

IPC Comments: The parish council request a permeable surface is used to construct the driveway.

- **PL/23/1464/PNE**

12 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB

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 3.60 metres, maximum height 3.00 metres, eaves height 3.00 metres).

IPC Comments: No comment.

- **PL/23/1390/FA (*)**

10 Martindale Iver Heath Buckinghamshire SL0 0HX

Single storey rear extension.

IPC Comments: No comment.

- **PL/23/1211/FA (*)**

71-73 Slough Road Iver Heath Buckinghamshire SL0 0DW

Single storey rear extension.

IPC Comments: No comment.

- **PL/23/1352/FA (*)**

8 Cedar Close Iver Heath Buckinghamshire SL0 0QX

Single storey link between main house and garage, conversion of garage into home gym, single storey extension to garage building.

IPC Comments: If minded to permit, the Parish Council request a condition is included to ensure the garage is ancillary to the main dwelling and is not for separate and permanent habitation.

- **PL/23/1391/FA (*)**

Sunnyside Love Lane Iver Buckinghamshire SL0 9QT

Erection of an ancillary granny annexe in the rear garden.

IPC Comments: If minded to permit, the Parish Council request a condition is included to ensure the annexe is ancillary to the main dwelling and is not for separate and permanent habitation.

- **PL/23/1406/FA (*)**
204 Swallow Street Iver Buckinghamshire SL0 0HS
Demolition of existing garage and construction of a part single, part two storey rear extension, single storey front extension and porch canopy. Solar panels to roof face on side elevation and externally mounted air source heat pump at ground floor level on side elevation.
IPC Comments: No comment.
- **PL/23/1703/FA**
231 The Parkway Iver Heath Buckinghamshire SL0 0RQ
Proposed side gable end roof extension, rear dormer with a juliet balcony, 3 roof lights to front, 1 roof light to flat roof, and a new window to side elevation.
IPC Comments: The parish council requests the planning officer notes Policy IV2 of the adopted Neighbourhood Plan which protects the visual appearance of the area and identifies The Parkway as an Area of Special Character.
- **PL/23/1692/FA**
105 Thorney Mill Road Iver Buckinghamshire SL0 9AH
Front porch extension.
IPC Comments: No comment.
- **PL/23/1753/FA**
31 Syke Cluan Iver Buckinghamshire SL0 9EP
Demolition of existing lean-to, two storey side/front and part single, part two storey rear extensions and extension to the existing roof with new roof lights to the sides and rear elevations.
IPC Comments: No comment.

057/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

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

058/22 CORRESPONDENCE RECEIVED

- To receive a request for evidence from Buckinghamshire Council for the following:
PL/23/1530/EU
Land Adjacent To Former Electricity Substation, Thorney Lane South, Iver, Buckinghamshire
Certificate of lawfulness for existing use of land for dog training.
IPC Comments: The parish council confirm that the land has been in use, as per the subject of the application, for over 10 years.

059/22 COMMUNITY INFRASTRUCTURE LEVY CONSULTATION

Resolved Cllr Cook to write a response to include:

- Disagreement with the definition of structures which are not buildings so that telecoms masts and associated infrastructure may be included in the liability for CiL payments.
- To ensure CiL is spent within the direct location impacted by the development.
- Object to the proposed calculation of CiL/S106. Parish councils with a neighbourhood plan should get a CiL uplift of 60%.

- Integral developments must be completed before associated developments become operational and payment of CiL must be made within 30 days of completion of non integral developments. Local Authorities should also forward CiL payments to parish councils quarterly rather than twice a year.

060/22 CHAIR'S REPORT

Cllr Cook reported that the application for Mineral Extraction at North Park is going to the Strategic Sites Committee on 8th June 2023. Cllr Cook asked councillors to submit comments, in addition to those discussed below, to her by email in advance of the 8th of June 2023:

The committee proposed the following condition requests should the application be approved:

- Route all site traffic directly to the M4 via Langley.
- To rectify all damage to roads, drainage and vegetation immediately.
- To limit the hours of operation.
- Provision of ongoing noise monitoring.
- Provision of onsite employee parking.

Meeting closed at 19:57 pm.

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

Next meeting date: Tuesday 11th July 2023.