

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 12 SEPTEMBER 2023 AT 7:00PM

Committee Members Present: Cllrs C Beary, S Bhachu, M Bhatti, A Burke, J Cook, S Hutchings, Stanhope and G Young

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

APOLOGIES FOR ABSENCE

Cllr P Kinchin

170/22 PUBLIC PARTICIPATION

No members of the public participated in the meeting.

171/22 DECLARATIONS OF INTEREST

- a) Cllr Bhachu declared an interest in the planning application at 62 Chequers Orchard (PL/23/2576/CONDA).
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

172/22 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 8th August 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.

173/22 MOTORWAY SERVICE AREA

Cllr Cook reported an additional parish council response has been submitted to Buckinghamshire Council as previously agreed by the committee.

The MSA application is expected to go to the Bucks Strategic Sites Committee on 28th September 2023, after previous committee meetings were postponed, together with the Maple Cross MSA application for consideration at the same meeting. Until notification is received it is unknown what type of representation the parish council need to make. Cllr Cook volunteered to represent the parish council at the committee. The Highways Authority have confirmed they support an MSA in The Ivers' quarter of the M25 (i.e. Iver Heath or Maple Cross).

Resolved:

Cllr Cook to represent the parish council at the Strategic Sites Committee meeting.

174/22 DATA CENTRE APPLICATIONS

Nothing further to report.

175/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- **PL/23/2862/CONDA**
Five Points Roundabout Junction of A412, Pinewood Road, Slough Road and Wood Lane Iver Heath Buckinghamshire
Approval of condition 9 (Written Scheme of Investigation for an Archaeological Watching Brief) of planning permission PL/21/4074/FA - Enlargement, improvement and signalisation of the Five Points Roundabout and its approaches.
IPC Comments: Noted.
- **PL/23/2860/CONDA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of condition 30 (Construction Environmental Management Plan (CEMP)) of planning permission PL/22/2657/FA - A hybrid application to comprise:
Part A - A full application for the change in use of 25.6 ha of land at Alderbourne Farm to a nature reserve.
Part B - Outline application - with all matters reserved (except for principal points of access) for land at Alderbourne Farm to comprise backlots and up to 35,000 sqft (3,252 sqm) of associated film production buildings (workshops) together with access roads and parking;
Part C - Outline application for 32.6 ha of land at Pinewood South with all matters reserved (except for three principal points of access) to comprise up to 1,365,000sqft (126,817sqm) of film production buildings (to include sound stages, workshops, offices and ancillary uses), education and business hubs with associated ancillary structures together with backlot, multi storey car parks, accesses and green and blue infrastructure.
IPC Comments: Noted.

Resolved to: wait until other statutory consultee responses have been submitted prior to submitting a parish council response and add to next agenda.

176/22 UXBRIDGE MOOR SUBSTATION

A planning application has not yet been submitted. Public consultations are taking place on 14 September at the Jubilee Pavilion and 16 September at the Iver Heath Village Hall. Cllrs Cook, Stanhope and Beary expressed an interest in attending the public consultations. Cllr Cook advised councillors not to give any views during the public consultations.

177/22 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **Ref: HO/MBNL/97279**
Pinewood Road, Iver, SL0 0NQ
The installation of a 20m height Phase 7 monopole with a wraparound cabinet at its base to support 9no. antenna apertures and 2no. 600mm diameter transmission dishes along with 5no. equipment cabinets and ancillary development thereto.

IPC Comments: The parish council request the installation is not located on public land due to other cabinets in the area being targeted with graffiti, which has not been removed by the operator. For this reason, the parish council suggest the installation is located behind the secure perimeter of the land occupied by Pinewood Studios.

178/22 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/2666/SA**
Lions Lodge Wood Lane Iver Heath Buckinghamshire SL0 0LG
Certificate of Lawfulness for proposed single storey side extension.
IPC Comments: The parish council request that the planning officer checks the proposal does not amount to overdevelopment/exceed development limits within the green belt.

7:25pm Cllr Bhachu left the meeting.

- **PL/23/2576/CONDA (*)**
62 Chequers Orchard Iver Buckinghamshire SL0 9NJ
Approval of condition 9 (Surface water drainage system details) of planning permission PL/22/4438/FA (Single storey rear and side infill extension, first floor side and rear extension, extension of existing vehicular crossover and conversion of a single dwelling into 2no. 1bed units and 2no. studios).
IPC Comments: The parish council requires a Buckinghamshire Council drainage officer to advise as the diagram is unclear.

7:27pm Cllr Bhachu rejoined the meeting.

- **PL/23/2560/VRC (*)**
134 High Street Iver Buckinghamshire SL0 9PT
Variation of condition 9 (Approved plans) of planning permission PL/20/2696/FA (Conversion of single dwelling into 2 semi-detached dwellings, following part first floor/part two storey side extension, two storey rear extension and porch) to allow for additional side windows and changes to layout, windows and doors.
IPC Comments: The parish council ask the planning officer to note its concern about the development's impact on the safety of vehicle ingress/egress onto the driveway and parking in the area, particularly during school hours, as the development is located near a school.
- **PL/23/2520/SA**
Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ
Certificate of Lawfulness for proposed single storey three car garage behind the front elevation of the property.
IPC Comments: Green belt policy applies. 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/23/2484/NMA**
6 St James Walk Iver Buckinghamshire SL0 9EW
Non material amendment to planning permission PL/23/0315/FA (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.) to allow for changes to roof tiles, windows and the installation of solar panels.

IPC Comments: The parish council insist the look and feel of the property's appearance remains in keeping with the original construction as the adopted Ivers Neighbourhood Plan Policy IV5 identifies the property, as set out in Appendix D, as a Local Heritage Asset. The parish council supports the installation of solar panels.

- **PL/23/2232/FA (*)**
74 Slough Road Iver Heath Buckinghamshire SL0 0DY
Demolition of existing two storey extension and conservatory for access.
Construction of two bedroomed detached bungalow in rear garden.
IPC Comments: The parish council object due to overdevelopment of the site and negative impact on neighbours' privacy. If minded to permit, the parish council request a condition is included to ensure the bungalow is ancillary to the main dwelling and not for separate habitation.
- **PL/23/2495/FA (*)**
11 Swallowdale Iver Heath Buckinghamshire SL0 0EU
Provision of stepped access to front and rear elevations, alterations to 2 ground floor front windows and internal alterations.
IPC Comments: No comment.
- **PL/23/2517/PNE**
Browsing 3 Thorney Lane North Iver Buckinghamshire SL0 9JU
Notification under The Town and Country Planning (**General Permitted Development**) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extensions (depth extending from the original rear wall of 8.00 metres, maximum height 3.00 metres, eaves height 2.70 metres).
IPC Comments: No comment.
- **PL/23/2518/FA (*)**
333 The Parkway Iver Heath Buckinghamshire SL0 0RL
Single storey side and rear extension.
IPC Comments: The parish council request the planning officer notes Policy IV2 of the adopted Neighbourhood Plan protects the visual appearance of the area and identifies The Parkway as an Area of Special Character.
- **PL/23/2615/SA**
Denbridge Langley Park Road Iver Buckinghamshire SL0 0JQ
Certificate of Lawfulness for proposed single storey rear extension.
IPC Comments: Green belt policy applies.
- **PL/23/2616/FA (*)**
Denbridge Langley Park Road Iver Buckinghamshire SL0 0JQ
Part two, part single storey rear extension and an additional window to the side elevation.
IPC Comments: Green belt policy applies.
- **PL/23/2676/FA (*)**
1 Somerset Way Iver Buckinghamshire SL0 9AG
Proposed first floor extensions to side/rear and rear above existing single storey elements.
IPC Comments: No comment.
- **PL/23/2674/VRC (*)**

31 Syke Cluan Iver Buckinghamshire SL0 9EP

Variation of condition 6 (approved plans) of planning permission

PL/23/1753/FA (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) to allow replacement of existing double garage with proposed new triple garage and 2 rear dormers to house.

IPC Comments: No comment.

- **PL/23/2628/FA (*)**

254 Church Road Iver Heath Buckinghamshire SL0 0RF

Hip to gable loft conversion including two front roof lights, one rear dormer, side window and one first floor front dormer and a single storey rear extension.

IPC Comments: The parish council object as Policy IV2 of the adopted Neighbourhood Plan protects the visual appearance of the area and identifies Church Road as an Area of Special Character.

- **PL/23/2725/FA**

2 Hardings Close Iver Buckinghamshire SL0 0HL

Part two, part single storey side, single storey rear extensions, new roof above single storey front projection and a loft conversion with the addition of a rear dormer.

IPC Comments: The parish council request the planning officer notes its concerns regarding the impact on parking due to the loss of the garage and the negative impact on neighbours' privacy.

- **PL/23/2721/CONDA**

The Beeches Swan Road Iver Buckinghamshire SL0 9LA

Approval of condition 5 (demolition of garage and store and submission of layout scheme) of appeal decision APP/N0410/C/21/3276123 (The material change of use of the Land to a mixed (sui generis) use comprising residential and a caravan park for residential purposes by the stationing [of] caravans).

IPC Comments: The parish council object to the plans for the fence as this is a hindrance to improving biodiversity. The fence is also a barrier against bin storage within the property boundary and prevents larger vehicles from turning safely. The plans do not demonstrate any amenity space for bin storage.

- **PL/23/2429/FA**

32 Wellesley Avenue Iver Buckinghamshire SL0 9BN

Addition to first floor and roof (including rear dormer and roof windows to side and front) to create 2 storey dwelling with porch.

IPC Comments: The parish council object as the proposed design is not in keeping with the streetscene.

- **PL/23/2800/FA**

24 Lossie Drive Iver Heath Buckinghamshire SL0 0JS

Part two, part single storey rear extension and demolition of existing garage and store, relocation of front door and an additional window and a roof light to side elevation.

IPC Comments: Green belt policy applies. The parish council request the planning officer notes its concerns regarding the loss of parking.

- **PL/23/2722/FA**

41 Pinewood Green Iver Heath Buckinghamshire SL0 0QL

Demolition of existing garage, erection of part two, part single storey side extension, partial first floor rear extension over existing single storey extension, removal of chimney stack and other remedial work.

IPC Comments: The parish council insist the look and feel of the property's appearance remains in keeping with the original construction as the adopted Ivers Neighbourhood Plan Policy IV2 protects the visual appearance of the area and identifies Pinewood Green as an Area of Special Character.

- **PL/23/2823/FA**

Coniscliffe 1 Bangors Road North Iver Heath Buckinghamshire SL0 0BG

Part two, part single storey rear, singles storey front and side extensions.

IPC Comments: No comment.

179/22

DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Business Administrator reported that Councillors will receive recent development decisions via the weekly newsletter on Friday.

- To receive an enforcement notice from Buckinghamshire Council for the following –

ES/23/00115/COU

Land at Orchard House, 1 Sutton Lane, Slough, Buckinghamshire, SL3 8AR

Without planning permission, a material change of use of the Land to a (sui generis) mixed use.

Noted as received.

- To receive an appeal against enforcement notice decision from Buckinghamshire Council for the following.

St James Farm, Bangors Road South, Iver, Buckinghamshire, SL0 0AX

Noted as received.

- To receive an appeal against enforcement notice decision from Buckinghamshire Council for the following.

Land at Brynawelon Farm, Swallow Street, Iver, Buckinghamshire SL0 9QZ

Noted as received.

180/22

CONSULTATIONS ON PLANNING CHANGES

- a) To receive an overview from Buckinghamshire Milton Keynes Association of Local Councils regarding the following consultations.

- Committee to decide if a parish council response should be submitted for the following:

- b) Consultation on additional flexibilities to support housing delivery, the agricultural sector, businesses, high streets and open prisons; and a call for evidence on nature-based solutions, farm efficiency projects and diversification - GOV.UK (www.gov.uk)
- c) Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms - GOV.UK (www.gov.uk)

- d) Operational reforms to the Nationally Significant Infrastructure Project (NSIP) consenting process - GOV.UK (www.gov.uk)

Resolved:

Business Administrator to respond to indicate the parish council wish to submit responses to the consultations and to set up an extraordinary planning committee meeting to submit responses online (suggested dates: 20th, 26th September or 3rd October).

181/22 CORRESPONDENCE RECEIVED

- To receive notice of an appeal against refusal from Buckinghamshire Council for the following –
PL/23/0202/FA
Bellswood Farm, Bellswood Lane, Iver, Buckinghamshire, SL0 0LU
Reduction and retention of existing stable building.

Noted as received.

- To note the commencement of the Shenley Park Supplementary Planning Document Consultation:
<https://yourvoicebucks.citizenspace.com/planning/shenley-park-spd/>

Noted as received.

182/22 CHAIR'S REPORT

Cllr Cook reported the removal of the operating hours conditions on Church Farm is being considered by the Bucks Planning Committee on 19th September. Cllr Cook volunteered to represent the parish council or alternatively submit a written statement, including Cllr Stanhope's photographs, to the committee (copy of statement to also be uploaded to the Bucks planning portal).

The committee discussed the upcoming meeting with Bucks Enforcement on 2nd October and agreed to discuss enforcement procedures using the following as examples:

- HMOs
- St James Farm
- St John's, Wood Lane

Meeting closed at 8:29pm.

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

Next meeting date: Tuesday 10th October 2023.