

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 10 OCTOBER 2023 AT 7:00PM

Committee Members Present: Cllrs A Burke, J Cook, S Hutchings, P Kinchin, P Stanhope (joined at 7:36pm) and G Young

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

APOLOGIES FOR ABSENCE

Cllrs C Beary, S Bhachu and M Bhatti

222/23 PUBLIC PARTICIPATION

No members of the public participated in the meeting.

223/23 DECLARATIONS OF INTEREST

- a) No declarations of interest were made.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

224/23 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 12th September 2023 and the Extraordinary Planning Committee meeting held on the 26th September 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.

225/23 MOTORWAY SERVICE AREA

Cllr Cook reported that the land at Mansfield Farm was purchased with public funds and designated as Green Belt. As such, to dispose of the land, Buckinghamshire Council must seek agreement from the Secretary of State (SoS).

Cllr Cook gave an update on the proceedings of the Strategic Sites Committee.

A condition on limiting HGV traffic moving material from the mineral extraction and construction traffic through local roads has been included.

Cllr Cook discussed the following and it was

Resolved:

- To write to the SoS asking him to call in the decision.
- Following receipt of advice from the planning consultant, to submit a parish council objection to the SoS regarding the notice of disposal and to encourage residents to submit objections.

- Seek legal advice on the following:
 - Whether the application was predetermined due to the timing of the publication of the notice of disposal in the press.
 - The inspectors comments.
 - Query item 3 - Would submission of the substation expansion planning application be a material consideration?

Resolved:

- Cllr Cook to contact Denham Parish Council and London Borough of Hillingdon, to discuss the impact on their areas.
- Cllr Cook to approach some academics for their input.

226/23 DATA CENTRE APPLICATIONS

The consultants for the Ridgeway Data Centre proposal are attending the planning committee meeting on 7th of November to provide a brief presentation and take questions from the parish council.

227/23 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- **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: The parish council supports the Ecology Officer's comments and notes that there are no documents provided on the portal.

Resolved: to carry the item forward to the next planning committee agenda.

- **PL/23/2976/CONDA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
 Approval of condition 5 (lighting) of planning permission PL/22/1292/FA - Construction of detached workshop and substation buildings.
IPC Comments: The parish council supports the Ecology Officer's comments.

7:36pm Cllr Stanhope joined the meeting.

228/23 UXBRIDGE MOOR SUBSTATION

A meeting is arranged to provide feedback following discussions with residents. Cllr Cook will report back to the committee.

- **PL/23/2874/FA (*)**
Calves Lane Farm Bellswood Lane Iver Buckinghamshire SL0 0LU
 The installation of a 36m lattice tower, 4 no. 0.6m dishes, 1 cabinet and a meter cabinet within a secure compound formed by 2.1m high Heras fencing, with space reserved for a low noise generator if required for a temporary period of up to one year.
IPC Comments: If minded to permit, the parish council request a condition is included that ensures the tower, associated cabinetry and compound is only in situ for 12 months.
- **PL/23/2920/CONDA**
St James Farm Bangors Road South Iver Buckinghamshire SL0 0AX
 Approval of condition 4 (parking scheme) of enforcement appeal APP/N0410/C/23/3315512 (Without planning permission, a material change of use of the Land and buildings to a mixed use (sui generis) comprising: agricultural; storage and distribution; manufacturing of windows and doors; vehicle repair workshop; external storage of plant, materials, equipment, racking and machinery in relation to the unauthorised mixed use; and the siting of associated paraphernalia, items, equipment and vehicles to facilitate the unauthorised mixed use).
IPC Comments: The parish council are unable to assess the parking scheme as the plans are not to scale.
- **PL/23/3093/DM**
Thorney Business Park Thorney Lane North Iver Buckinghamshire
 Prior Notification under Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for the demolition of all existing buildings and structures on site.
IPC Comments: The parish council request conditions for vehicle routing, air quality management and dust management are included with the permission. The parish council will request further information on working hours and the quantity of material to be moved (to be expressed as a number of HGV movements).
- **PL/23/3052/UA**
Land at Pinewood Road Iver Heath Buckinghamshire
 Installation of a 20m Phase 7 monopole with a wraparound cabinet at the base to support 9 antenna apertures and 2 x 600mm diameter transmission dishes with 5 equipment cabinets and ancillary equipment.
IPC Comments: If minded to permit, the parish council request the cabinetry is camouflaged so it's less visible, helping to prevent ASB and graffiti.

- **PL/23/2647/FA (*)**
149 Swallow Street Iver Buckinghamshire SL0 0HU
 New oak-framed outbuilding to include workshop, garage and office. New vehicle entrance gates and replacement roof to rear 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. The parish council also request that the

planning officer checks the proposal does not amount to overdevelopment/exceed development limits within the green belt.

- **PL/23/2876/PNE**
69 Richings Way Iver Buckinghamshire SL0 9DF
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 2.80 metres, eaves height 2.80 metres).
IPC Comments: No comment.
- **PL/23/3039/CONDA**
88 Bathurst Walk Iver Buckinghamshire SL0 9EG
Approval of condition 3 (biodiversity features) of planning permission PL/23/2269/FA - Conversion of roof from hip to gable end to create a habitable roof space, include a rear dormer, insertion of window into flank elevation at roof level and insertion of two roof lights in front slope.
IPC Comments: No comment.
- **PL/23/3029/CONDA**
32 Victoria Crescent Iver Buckinghamshire SL0 9JT
Approval of condition 4 (biodiversity features) of planning permission PL/23/0874/FA - Part two, part single storey side, single storey rear and front porch extensions.
IPC Comments: No comment.
- **PL/23/2919/PAHAS (*)**
Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for: additional storey to existing dwellinghouse (maximum height increase 2.67m).
IPC Comments: Green belt policy applies. The parish council wishes to withdraw the request for a call-in.
- **PL/23/2917/FA**
2 The Poynings Iver Buckinghamshire SL0 9DT
Part two storey/part single storey/part first floor side/rear extension, change from thatch to tiled roof.
IPC Comments: The parish council request the planning officer notes green belt policy applies and the negative impact of the development on neighbour's light and privacy. The parish council request the planning officer applies the Design Code for The Ridings (Appendix C, The Ivers Neighbourhood Plan) which stipulates the following roof materials; clay tiles or thatch only, not slates or pantiles and the following for roof forms; no gabling of dormers.
- **PL/23/2983/FA**
4 The Poynings Iver Buckinghamshire SL0 9DT
Part two storey/part single storey/part first floor side/rear extension, change from thatch to tiled roof.
IPC Comments: The parish council request the planning officer notes green belt policy applies and the negative impact of the development on neighbour's light and privacy. The parish council request the planning officer applies the Design Code for The Ridings (Appendix C, The Ivers Neighbourhood Plan)

which stipulates the following roof materials; clay tiles or thatch only, not slates or pantiles and the following for roof forms; no gabling of dormers.

- **PL/23/2861/FA**
25 North Park Iver Buckinghamshire SL0 9DH
Single storey rear extension with living space in roof (amendment to planning permission PL/22/0697/FA) and addition of 3 side dormers and 4 side rooflights to existing bungalow (clergy accommodation).
IPC Comments: No comment.
- **PL/23/3104/PNE**
65 Grange Way Iver Buckinghamshire SL0 9NT
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 3.0 metres, eaves height 3.0 metres).
IPC Comments: No comment.
- **PL/23/2994/FA**
25 The Poynings Iver Buckinghamshire SL0 9DS
Loft conversion, incorporating front and rear dormers and rooflights to side elevations.
IPC Comments: No comment.
- **PL/23/2231/FA**
9 Martindale Iver Heath Buckinghamshire SL0 0HX
Formation of vehicular access and installation of ACO drain.
IPC Comments: No comment.
- **PL/23/1921/FA (reconsult – amended scheme)**
47A Wellesley Avenue Iver Buckinghamshire SL0 9BP
Demolition of existing 4 bedroom detached dwelling. Construction of detached 5 bedroom dwelling with associated 3 no. car parking spaces.
IPC Comments: The parish council request the planning officer checks if trees within the property boundary are subject to TPOs and notes the parish council's concern regarding the insufficient number of parking spaces for an increase in dwelling size. The parish council also request reinstatement of landscaping at the front of the property, to mitigate a loss of visual amenity.
- **PL/23/2560/VRC (reconsult – removal of flank windows)**
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 changes to layout, windows and doors.
IPC Comments: **Object** due to negative impact on neighbour's privacy.

231/23

DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Business Administrator reported that Councillors have received development decisions via the weekly newsletter.
- To receive a decision notice from Buckinghamshire Council for the following –
PL/23/0527/VRC
Land Church Farm, Church Road, Iver Heath, Buckinghamshire, SL0 0RA

Variation of condition 1 (Operating hours) of planning permission PL/20/3842/FA (Retrospective permission to change site use to mix use (Sui Generis) to comprise storage or distribution (Use Class B8), offices (Use Class E (g)(i)) and light industrial (Use Class E (g)(iii))) to allow for an extension to operating hours.

Noted as received.

232/23 CORRESPONDENCE RECEIVED

- To receive notice of an appeal against refusal from Buckinghamshire Council for the following –

PL/22/2678/OA

Fourells Paddocks, Richings Way, Iver, Buckinghamshire, SL0 9DE

Outline planning permission for the demolition of existing residential and equestrian buildings to facilitate for the construction of up to 30 dwellings to include 40% affordable housing provision with First Homes, up to 2 self-build plots, public open space and associated infrastructure and landscaping. All matters to be reserved except for the creation of new site access.

Noted as received.

Discussed the forthcoming appeal hearing and agreed Cllr Young would represent the parish council.

Town & Parish Council Planning Surgery

- To receive notice of Buckinghamshire Council's Town & Parish Surgery Dates.

Noted as received.

Resolved to:

Add as a standing item on future planning committee agendas.

233/23 CHAIR'S REPORT

Cllr Cook reported that St James Farm have submitted an application for Vehicle Access.

Resolved to:

Submit a holding call-in until the application can be discussed at the next planning committee meeting.

Following the approval of the application for a Motorway Service Area, Cllr Cook advised councillors to be mindful of what they say in the public domain.

Meeting closed at 8:15pm.

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

Next meeting date: Tuesday 7th November 2023.