

THE IVERS PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PLANNING COMMITTEE HELD ON TUESDAY 19 DECEMBER 2023 AT 7:00PM

Committee Members Present: Cllrs J Cook, P Kinchin, S Hutchings, P Stanhope and G Young

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

APOLOGIES FOR ABSENCE

Cllrs C Beary, S Bhachu, M Bhatti and A Burke

326/23 PUBLIC PARTICIPATION

No members of the public participated in the meeting.

327/23 DECLARATIONS OF INTEREST

- a) Cllr Stanhope declared a non-pecuniary interest in the application at 254 Church Road. Cllr Kinchin declared a non-pecuniary interest in the application at 78A Slough Road.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

328/23 MINUTES

Resolved that:

The Minutes of the Planning Committee meetings held on the 7th November 2023 and 12th December 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.

Members noted reference on the minute document advising that the meeting on 12th December 2023 was unable to proceed.

312/23 Due to the meeting not being quorate, the meeting was unable to proceed. Therefore, no Council business was transacted.

The following two items were moved up the agenda to allow Cllr Young to participate before he had to leave the meeting.

329/23 CORRESPONDENCE RECEIVED

- To receive notice of an appeal hearing 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.

- The committee considered the proposed statement that was read by Cllr Young and agreed that he should make the statement at the appeal hearing with the addition of the following (Cllr Young to draft in his own words):
 - Affordable housing to be held by a charity with the parish council as a trustee.
 - Affordable housing to be held in perpetuity.
 - Parish council to have a role in determining what constitutes affordable.

330/23 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/3757/ADJ**
Adjacent Local Planning Authority Site Runways Easterly Infrastructure Heathrow Airport Hounslow
Consultation from London Borough of Hillingdon re: Request for Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for Easterly Alternation Infrastructure project.
IPC Comments: Due to the absence of any information on the Buckinghamshire Council and London Borough of Hillingdon Planning Portals it was:

Resolved defer the item to the January 2024 planning committee meeting.

331/23 MOTORWAY SERVICE AREA

- To receive the following updates:

Cllr Cook reported that the Freedom of Information request she had submitted to Buckinghamshire Council, regarding the disposal of Green Belt land at Iver Heath, was declined for the following reason:

- The scope of the information requested is too large to respond to.

7:18pm Cllr Young left the meeting.

The legal services partner approached by BALC had not yet responded.

Resolved Business Administrator to chase a response.

332/23 DATA CENTRE APPLICATIONS

No further applications received.

333/23 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

The committee reviewed the conditions in relation to the application for a temporary car park (PL/22/4314/FA) and it was agreed they satisfied member's concerns.

Resolved to query if there are any penalties if the conditions are not met.

- **PL/23/3928/HB**
Heatherden Hall Pinewood Studios Pinewood Road Iver Heath
Buckinghamshire SL0 0NH
Listed building consent for first and second floor refurbishment work including replacement of existing carpet tiles with new floor finish, new toilet layout including demolition of wall, demolition of one wall between two rooms on the second floor, removal of modern grid ceiling on first floor and re-wiring and electrical upgrades new lighting scheme for second and first floor.
IPC Comments: No comment.

334/23 UXBRIDGE MOOR SUBSTATION

- To receive notice of a proposed project update meeting on Thursday 11th January 2024 at 11am.

PL/23/3967/EIASR
Iver Sub Station (Uxbridge Moor) Slough Road Iver Heath
Buckinghamshire SL0 0ED
EIA request for a formal Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) with regard to proposed construction of new 400kV and 132kV substations.
IPC Comments: Noted.

335/23 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/3405/FA**
71-73 Slough Road Iver Heath Buckinghamshire SL0 0DW
Shop front alterations.
IPC Comments: Members welcomed the proposed improvements.
- **CM/0030/23**
Langley Quarry At Land North Of North Park Road Richings Park Langley
SL0 9DJ
Creation of infill reception facility, formation of internal haul road and ancillary works, for the temporary period of infill and restoration operations.
IPC Comments: Noted.
- **PL/23/3939/AGN**
Calves Lane Farm Bellswood Lane Iver Buckinghamshire SL0 0LU
Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Agricultural barn to be attached to an existing barn.
IPC Comments: **Object** due to overdevelopment in the green belt. The parish council request an Environmental Impact Assessment to review the impact of fluid run-off and waste management procedures.
- **PL/23/3908/SA**
Land West Of Mansion Lane Shreding Green Iver Buckinghamshire SL0 9RN
Certificate of lawfulness for proposed steel gate and posts.

IPC Comments: **Object** due to location in green belt and road safety concerns due to the creation of unsafe access from the highway. The parish council support the response from the British Pipeline Agency.

336/23

RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/3660/PNE**
18 Syke Ings Iver Buckinghamshire SL0 9ET
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 3.30 metres, eaves height 3.00 metres).
Decided prior to planning committee meeting.
- **PL/23/3564/FA (*)**
78A Slough Road Iver Heath Buckinghamshire SL0 0DY
Formation of vehicular access and erection of boundary fence.
IPC Comments: **Object** due to the adverse impact on the significant, mature landscape features (trees) on Slough Road that the Ivers Neighbourhood Plan (Policy IV2 (A) Design in Iver Heath) aims to preserve. The parish council supports the refusal of Buckinghamshire Council Highways due to substandard visibility and danger and inconvenience to highways users.
- **PL/23/3457/FA (*)**
12 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW
Single storey front extension with part garage conversion to living space.
Decided prior to planning committee meeting.
- **PL/23/3456/SA**
12 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW
Certificate of lawfulness for proposed single storey outbuilding in rear garden.
Decided prior to planning committee meeting.
- **PL/23/3481/FA**
254 Church Road Iver Heath Buckinghamshire SL0 0RF
Proposed new dwelling.
- Committee consider comments it wishes to add to the call-in request.
IPC Comments: The parish council also wish to add that the proposed detached dwelling is inconsistent with the street scene which comprises only semi-detached dwellings.
- **PL/23/3843/PNE**
22 Iver Lane Iver Buckinghamshire SL0 9LH
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 6.00 metres, maximum height 3.00 metres, 3.00 eaves height metres).
IPC Comments: Green belt policy applies.
- **PL/23/3569/SA**
21 Syke Cluan Iver Buckinghamshire SL0 9EL
Certificate of Lawfulness for proposed vehicular access.
IPC Comments: No comment.

- **PL/23/3975/FA**
68 Syke Ings Iver Buckinghamshire SL0 9EU
Demolition of existing and erection of a new-build residential house containing 5 bedrooms, associated parking, refuse, and cycle storage.
IPC Comments: No comment.
- **PL/23/3955/PNE**
310 The Parkway Iver Heath Buckinghamshire SL0 0RL
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 5.00 metres, maximum height 3.60 metres, eaves height 3.00 metres).
IPC Comments: The parish council request that the development is consistent with the adopted Ivers Neighbourhood Plan, Policy IV2 Design in Iver Heath, which denotes The Parkway as an Area of Special Character.
- **PL/23/3947/FA**
64 Pinewood Green Iver Heath Buckinghamshire SL0 0QH
Part single, part two storey side and rear extension, single storey front extension and new front porch.
IPC Comments: The parish council request that the development is consistent with the adopted Ivers Neighbourhood Plan, Policy IV2 Design in Iver Heath, which denotes Pinewood Green as an Area of Special Character.
- **PL/23/3930/SA**
Home Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0NY
Certificate of lawfulness for the erection of an outbuilding to provide an indoor swimming pool.
IPC Comments: Green belt policy applies. 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/23/3938/FA**
Queenlea Cecil Road Iver Buckinghamshire SL0 9PS
Retention of existing conservatory footprint and replacement with an single storey extension, side dormer and rooflight, enlarging existing side rooflight and canopy over the side door.
IPC Comments: No comment.
- **PL/23/3937/FA**
48 Bathurst Walk Iver Buckinghamshire SL0 9BH
Creation of a ground-floor studio flat to the rear.
IPC Comments: **Object** due to overdevelopment of the site and lack of parking for a residential property. The proposal also contradicts the adopted Ivers Neighbourhood Plan, Policy IV11 – Village Centres, which aims to resist proposals for a change of use that will result in the loss of an active commercial, business or service.
- **PL/23/3725/SA**
66 Leas Drive Iver Buckinghamshire SL0 9RD
Hardstanding to front garden with free draining materials for car parking.
IPC Comments: If minded to permit, the parish council request that a permeable surface is used.

- **PL/23/3989/SA**
65 Grange Way Iver Buckinghamshire SL0 9NT
Certificate of lawfulness for proposed single storey rear extension.
IPC Comments: No comment.

337/23 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Business Administrator reported that Councillors have received development decisions via the weekly newsletter.
- To receive notice of an appeal against an enforcement notice from Buckinghamshire Council for the following –
ES/23/00115/COU
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, comprising residential, commercial storage and parking of motor vehicles, car sales and commercial storage 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.
- Committee to consider whether it wishes to make comments.

Noted as received with no further comments to add.

338/23 CORRESPONDENCE RECEIVED

- To receive notice of an appeal decision 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 receive notice of an appeal decision from Buckinghamshire Council for the following –
PL/21/4429/OA
Woodlands Park Landfill Site Land South Of Slough Road Iver Buckinghamshire
Outline planning application with all matters reserved except for principal points of access for the redevelopment of the former landfill site to comprise a data centre development (B8 (Data Centre)) of up to 163,000 sqm (GEA) delivered across 3 buildings.

Noted as received.

- To receive notice of an appeal decision from Buckinghamshire Council for the following –
PL/23/0015/FA
28 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ
Removal of existing roof and erection of new roof and removal of chimneys.

Noted as received.

- To receive a decision notice for the following –

Slough Multifuel Extension Project
342 Edinburgh Avenue, Slough Trading Estate, Slough, Berkshire, SL1
4TU

Noted as received.

- To receive a decision notice for the following –
CM/0028/22
Land North of North Park Road, Richings Park
Application to Vary Conditions and Time Limit.

Noted as received.

Town & Parish Council Planning Surgery

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

Noted as received with no requirement to book a slot.

339/23 CHAIR'S REPORT

Cllr Cook reported that the Secretary of State had made an announcement regarding green belt and planning policy that the parish council may be able to quote.

Cllr Cook reiterated the need to follow up a response for legal support following the MSA application.

Meeting closed at 7:52pm.

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

Next meeting date: Tuesday 9th January 2024.