

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 9 JANUARY 2024 AT 7:00PM

Committee Members Present: Cllrs C Beary, A Burke, J Cook, S Hutchings, P Kinchin and G Young

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

APOLOGIES FOR ABSENCE

Cllrs S Bhachu, M Bhatti and P Stanhope

340/23 PUBLIC PARTICIPATION

One member of the public was in attendance at the meeting representing the Iver Heath Residents' Association to hear the discussion about commercial planning applications on the agenda.

341/23 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.

342/23 MINUTES

Resolved that:

The Minutes of the Extraordinary Planning Committee meeting held on the 19th December 2023 be agreed and signed by the Chair.

343/23 MOTORWAY SERVICE AREA (MSA)

Cllr Cook reported that a copy of the submission to the Secretary of State (SoS), by Buckinghamshire Council, regarding the disposal of green belt land, has been received. The file combines two applications: the green belt disposal request and MSA planning application.

Cllr Cook will make enquiries to confirm the timeframe within which the SoS has to respond.

Cllr Cook suggested seeking legal advice on any further comments the parish council should make.

The size of the site to be disposed of has been amended and reduced from 400 acres to approximately 178 acres, which does include Round Coppice Farm.

344/23 DATA CENTRE APPLICATIONS

Nothing further to report.

345/23 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook reported that Pinewood have informed the community that they have started overnight investigative work at 5 points roundabout. The building work start date will be subject to the results of the investigations.

346/23 UXBRIDGE MOOR SUBSTATION

Cllr Cook reported that an update meeting is taking place at 11am on Thursday 11 January. Unfortunately, Colne Valley Regional Park are unable to attend developer meetings.

Cllr Cook will provide feedback at the next planning committee.

347/23 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/3757/ADJ**

Hillingdon Reference: 41573/APP/2023/3159

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: The parish council request that ecological impact assessments are carried out at all non-statutory designated sites.

Documents are now available on the Hillingdon Planning Portal. A preliminary ecology appraisal highlights the uniqueness of the Colne Valley waterway. However, no ecological impact study has been conducted.

- **PL/23/4043/FA**

Land Adjacent To Former Electricity Substation Thorney Lane South Iver Buckinghamshire

Part proposed replacement of existing marquee with timber structure and part retrospective for additional kennels and office cabin.

IPC Comments: Object due to; location in the green belt; intensification of the site and a change of use to a shop. The parish council are concerned that the increased quantity of dogs and their waste may cause ecological damage, the parish council therefore request an ecological survey. The parish council have found it difficult to comment further due to the scant detail within the application. There have been previous concerns regarding traffic management for events held at the site.

- **PL/23/4001/SA**

Link Park Heathrow Thorney Mill Road Iver Buckinghamshire

Certificate of lawfulness for proposed use of land for industrial outdoor storage.

IPC Comments: Object due to the HGV traffic generated by the proposal.

The parish council requests the planning officer notes the following adopted Ivers Neighbourhood Plan Policies apply; IV8c (development proposals that will generate an increase in traffic will be required to contribute to public realm improvements and traffic mitigation measures) and IV9b (proposals that lead to an increase in HGVs will not be supported). The parish council note a routing agreement (condition 1) in a previous application stipulates HGV traffic is to

avoid Iver High Street and queries if it is being adhered to. The parish council suggest this condition is extended into the future.

7:29pm the member of the public left the meeting.

348/23 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/23/4048/CONDA**
24 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ
Approval of conditions 2 (schedule of materials) and 5 (biodiversity features) of planning permission PL/23/0617/FA - Two storey front extension, part single/part two storey rear extension, garage conversion to living space and alterations to windows and doors.
IPC Comments: No comment.
- **PL/23/4031/CONDA (*)**
19A North Park Iver Buckinghamshire SL0 9DH
Approval of conditions 2 (schedule of materials) and 3 (ecological enhancements) of planning permission PL/21/4237/FA - Demolition and re-building of stable.
IPC Comments: No comment.
- **PL/23/4004/CONDA**
25 Richings Way Iver Buckinghamshire SL0 9DA
Approval of conditions 2 (schedule of materials) and 6 (location and methods of renewable, decentralised and low carbon technologies) of planning permission PL/22/4185/FA - Demolition of existing dwelling and erection of detached dwelling.
IPC Comments: No comment.
- **PL/23/3979/FA (*)**
Denbridge Langley Park Road Iver Buckinghamshire SL0 0JQ
Part two, part single storey rear extension and two rear rooflights.
IPC Comments: The parish council request that the planning officer notes green belt policy and objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan applies. The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) also applies and requires all developments to be 'zero carbon ready' by design.
- **PL/23/4074/SA**
Wood Lane Cottage Wood Lane Iver Heath Buckinghamshire SL0 0LD
Certificate of Lawfulness for proposed single storey rear gym complex.
IPC Comments: The parish council request that the planning officer notes green belt policy and objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan applies. The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) also applies and requires all developments to be 'zero carbon ready' by design. If minded to permit, the parish council request a condition is included to ensure the gym complex is ancillary to the main dwelling and is not for separate and permanent habitation.
- **PL/23/3720/FA**
Land To The Rear Of 35-37 Old Slade Lane Iver Buckinghamshire SL0 9DY

Erection of a new dwelling together with associated landscaping and parking.
IPC Comments: If minded to permit the parish council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings). The parish council also request suitable traffic management during the construction phase and that hours of construction comply with the considerate construction scheme.

349/23 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Business Administrator reported that no development decisions were made during the previous two weeks.
- The Business Administrator reported that no enforcement information had been received.

350/23 CORRESPONDENCE RECEIVED

Town & Parish Council Planning Surgery

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

Resolved to request an appointment for Wednesday 24th January to discuss the HGV routing for application PL/23/4001/SA - Link Park Heathrow Thorney Mill Road, Iver.

- The Business Administrator reported that no further correspondence had been received.

351/23 CHAIR'S REPORT

Nothing further to report.

Meeting closed at 7:45pm.

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

Next meeting date: Tuesday 6th February 2024.