

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 5 MARCH 2024 AT 7:00PM

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

Also in attendance: Nicole McCaig – Deputy Clerk and Cllr J Rossetti.

APOLOGIES FOR ABSENCE

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

436/23 PUBLIC PARTICIPATION

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

Cllr Cook reported that a member of the public had submitted a film, in relation to the planning application at The Bull Inn, of available parking along the High Street. The film identified that only one parking space was available.

437/23 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.

438/23 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 6th February 2024, 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.

439/23 MOTORWAY SERVICE AREA (MSA)

Cllr Cook reported that Buckinghamshire Council (BC) have responded to the parish council's letter to the Secretary of State (SoS) regarding the disposal of Green Belt Land. The letter confirmed BC don't see any issues with the objections lodged by residents and that there was no prescribed procedure for the SoS to determine the application and that they would urge the SoS to not convene a public inquiry, but instead to proceed to make the Order granting consent under the Green Belt Act.

Resolved:

Cllr Cook to continue with correspondence to the SoS (as per minute number 385/23) and to add an additional response to final paragraph in the letter (copy attached to these minutes and noted as above).

440/23 DATA CENTRE APPLICATIONS

Nothing further to report.

441/23 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- **PL/24/0431/AV**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Internally illuminated fascia sign.
IPC Comments: No comment.
- **PL/24/0430/FA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Construction of new feature wall and signage to the entrance of Pinewood Studios East Gate.
IPC Comments: No comment.
- **PL/21/3252/CONDA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of condition 6 (Construction Traffic Management Plan (CTMP)) of planning permission PL/20/3179/FA - Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath.
IPC Comments: The parish council request that if the Seven Hills Road improvement scheme is operational, this must be included as an approved route for traffic. In any event, the parish council request that vehicles must also avoid Wood Lane and the A412 Church Road, along with the proposal to avoid Fulmer Common Road and the A412 Denham Road.

442/23 UXBRIDGE MOOR SUBSTATION

- **PL/24/0449/FA**
Iver Sub Station (Uxbridge Moor) Slough Road Iver Heath Buckinghamshire SL0 0ED
Erection of 132kV and 400kV GIS substations including six 460 MegaVolt Ampere (MVA) super grid transformers, gantries, office block, contractor compound, diesel generator, internal access roads, parking, drainage, lighting and cctv, permanent access road, bridge crossing, landscaping and biodiversity enhancement, and fencing.
IPC Comments: The parish council request the following conditions:
 - To confine HGV movements to weekdays 10am to 4pm, with the exception of the delivery of transformers.
 - Mechanical monitoring of PM2.5 particles to take place.
 - Consideration must be given to the activities and operating hours of the Iver Environment Centre.
 - The establishment of local forum during the construction phase to facilitate communication with the community.
 - The application should only proceed if the proposed access via the Denham Roundabout is approved by land stakeholders.

- **PL/23/4160/FA (*)**
12 Wood Lane Iver Heath Buckinghamshire SL0 0LQ
Demolition of a residential dwelling and erection of new residential dwelling (use class C3), with associated car parking, amenity, refuse and cycle storage.
IPC Comments: Object due to; overdevelopment of the site; location in Green Belt which contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan; the rear glazing is out of character with the neighbouring properties and has a potential negative impact on neighbours' privacy. The parish council dispute the Highways opinion that there will be no highways issues and requests that the planning officer considers this application together with application PL/23/4161/FA (at the same address) and notes that Highways have recommended the refusal of application PL/23/4161/FA due to it leading to additional on-street parking to the detriment of public and highway safety. An additional dwelling at the same address would lead to a cumulative negative impact on highway safety.
- **PL/24/0198/FA (*)**
22 Iver Lane Iver Buckinghamshire SL0 9LH
Single storey rear extension and detached 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.
- **PL/24/0241/SA**
Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ
Construction of a new garden room.
IPC Comments: Object due to overdevelopment of the site; location in Green Belt which contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan. The parish council request that the planning officer notes other extensive and outstanding planning applications and enforcement action at the property and requests an accumulative assessment is made alongside these.
- **PL/24/0301/FA**
The Bull Inn 7 High Street Iver Buckinghamshire SL0 9ND
Conversion of existing building to residential (use class C3) including 2 storey side and rear extensions, 3 storey side extension and raising of roof to form 15 flats together with associated car park, bin and cycle stores. Conversion and 2 storey side extension to associated stables to form 2 duplexes.
IPC Comments: Object due to; insufficient clarity regarding adequate residents' parking and amenity space. The parish council requests the planning officer notes there is no available on-street parking on Iver High Street or Thorney Lane and can provide video evidence to support this. The original Heritage Statement confirms that there was no on-site assessment due to Covid restrictions at the time. The parish council request that the heritage assessment is updated. If minded to approve, the parish council would support the response submitted by Thames Water and the concerns, regarding the significant negative impact on local health services, raised in the NHS Primary Care response.
- **PL/24/0439/FA**
9 Bond Close Iver Heath Buckinghamshire SL0 0NA

Proposed addition of insulated roof to existing conservatory.

IPC Comments: No comment.

- **PL/24/0291/FA**
18 Somerset Way Iver Buckinghamshire SL0 9AF
Enlargement of dwelling to all sides with accommodation in roof and new vehicle crossover to front.
IPC Comments: If minded to permit, the parish council request the development complies with the adopted Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).
- **PL/24/0461/SA**
88 Swallow Street Iver Buckinghamshire SL0 0HQ
Certificate of Lawfulness for proposed hip to gable loft conversion with rear dormer and two roof lights to front slope.
IPC Comments: No comment.
- **PL/24/0472/FA**
88 Swallow Street Iver Buckinghamshire SL0 0HQ
Single storey rear extension following the demolition of existing single storey rear extension.
IPC Comments: No comment.
- **PL/24/0487/SA**
Lower Delaford Cottage Swan Road Iver Buckinghamshire SL0 9LB
Certificate of Lawfulness for proposed 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; and the development complies with the adopted Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).

444/23 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Deputy Clerk reported that councillors had received up to date development decisions via the weekly newsletter.
- The Deputy Clerk reported that no enforcement information had been received.

445/23 CORRESPONDENCE RECEIVED

- To receive a notice of an appeal against refusal of planning permission for the following
PL/23/2232/FA - APP/N0410/W/23/3332954
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.

- Noted as received.
- To receive a notice of an appeal against refusal of planning permission for the following
PL/22/4145/OA - APP/N0410/W/24/3337981
Court Lane Industrial Estate, Court Lane, Iver, Buckinghamshire

Outline planning application with all matters reserved for the demolition of the Court Lane Industrial Estate and the redevelopment of the site to comprise a data centre (Use Class B8 (Data Centre)) of up to 65,000sqm (GEA) (excluding generator yard) (each phase being an independent act of development). The data centre buildings will include ancillary offices, internal technical spaces and technical equipment. The development may also include car and cycle parking; external plant and equipment; hard and soft landscaping; security perimeter fencing; lighting; earthworks; waste and recycling; and for the laying out of the building, routes and open spaces.

- Noted as received.

446/23 CHAIR'S REPORT

Cllr Cook reported that an application for improvements to a telecoms mast in Langley had recently been received.

Resolved to:

Request the mast and associated cabinetry is painted an appropriate colour to blend with the environment.

Cllr Cook reported she had attended an online planning forum. A series of changes will be coming into force from the middle of 2024 regarding a consultation on further changes for planning applications that won't require planning permission.

Meeting closed at 8.08pm.

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

Next meeting date: Tuesday 9th April 2024.