

THE IVERS PARISH COUNCIL

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

Committee Members Present: Cllrs C Beary, M Bhatti (left at 7:44pm), A Burke, J Cook, S Hutchings, P Kinchin and P Stanhope

Also in attendance: Nicole McCaig – Deputy Clerk and Cllrs K Brown and J Rossetti

APOLOGIES FOR ABSENCE

Cllrs S Bhachu and G Young.

471/23 PUBLIC PARTICIPATION

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

Cllr Rossetti will raise residents' concerns regarding planning application PL/24/0833/FA at 84 Ashford Road at the agenda item.

472/23 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.

473/23 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 5th March 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.

474/23 MOTORWAY SERVICE AREA (MSA)

- To receive a copy of a letter sent by Cllr Matthews to the Department for Levelling Up, Housing and Communities (DLUHC) regarding the Green Belt disposal.
 - Noted as received.
 - The committee noted interest in the fact that Buckinghamshire Council have joined up the green belt disposal and MSA planning application.
- To receive a copy of a letter sent by the Colne Valley Regional Park to the Department for Levelling Up, Housing and Communities (DLUHC) regarding the Green Belt disposal.
 - Noted as received.
 - The committee noted interest in the inclusion of a request for mitigation funding to be allocated to the immediate area.

- Committee to decide if a similar response should be sent by the parish council.

Resolved:

To include a request, in the parish council's response, that mitigations put forward by unitary councillors are pursued.

475/23 DATA CENTRE APPLICATIONS

- **PL/24/0754/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 (Use Class B8) of up to 72,000 sqm (GEA) delivered across 2 buildings to include ancillary offices, internal plant and equipment and emergency back-up generators and associated fuel storage. Cycle and car parking, internal circulation routes, soft and hard landscaping, security perimeter fence, lighting, earthworks, sustainable drainage systems, ancillary infrastructure and a substation.

Discussed:

- A previous application was refused on grounds of location in green belt.
- The previous application has been resubmitted with one less building.
- A previous application for an MSA on the site was refused on grounds of location in green belt.

Resolved to

- **Call in.** The parish council dispute paragraph 6.50 of the Planning Statement as The Ivers Neighbourhood Plan is adopted not emerging:
- The proposed development is therefore in contradiction to the adopted Ivers Neighbourhood Plan Policies; IV1 Gaps between settlements and Corridors of Significance; IV8(c) Managing Traffic; IV9 Reducing HGVs and objective 5.2 to protect the semirural environment and the green belt.
- The parish council dispute the statement, in paragraph 6.135 of the Planning Statement, that the land is of low value and the dismissal of biodiversity benefits, as a regenerated site would increase biodiversity.
- Wait for experts' responses prior to formulating a full parish council response at the next planning committee meeting.

476/23 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook reported that the final Pinewood Liaison meeting has taken place. As there is currently no demand for extra studio space, Pinewood are waiting for demand before proceeding and won't let any planning applications lapse.

477/23 UXBRIDGE MOOR SUBSTATION

- To receive a letter drafted by Colne Valley Regional Park (CVRP).
 - Noted as received.

Cllr Cook reported that the alternative road, with temporary use of the current Slough Road entrance, would be operational for 6 months with around 300 HGV movements.

Resolved to:

Submit an additional response including a condition request to limit HGV movements to between 10am and 2pm and to request clarification of the tonnage of HGV movements.

- **PL/24/0353/SA**

Iver Sub Station Slough Road Iver Heath

Certificate of lawfulness for a proposed development consisting of a new 132 kV Gas Insulated Switchgear (GIS) building measuring approximately 56m (length) by 19m (width). The building will be less than 15m in height.

IPC Comments: To request the following conditions; to limit hours of operation to Monday to Friday only (no weekends) between 10am and 2pm; wheel cleaning to be operational, to request routing information which is to be agreed with the parish council.

478/23 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/0673/UA**

BT Mast at Sutton End Farm Sutton Lane Slough Buckinghamshire

Regulation 5 notification for an upgrade to the existing 25m High Lattice Tower. Removal of 3 existing antennas and cabinet. Installation of 6 antennas and cabinet.

IPC Comments: Request camouflage.

- **PL/24/0834/FA**

Land West Of Mansion Lane Iver Buckinghamshire

Erection of field gate.

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 as the pipeline is still in situ, meaning the site is not suitable for any development.

- **PL/24/0677/FA (*)**

Berkshire Garden Centre Sutton Lane Slough Buckinghamshire SL3 8AH

Replacement of existing buildings. Change of use of the remainder of the site (not already approved) to Use Class B8 storage and distribution, the retention of Use Class E for the sale of stone products and the introduction of landscape screening.

IPC Comments: The proposed development and change of use is in contradiction to the adopted Ivers Neighbourhood Plan Policies; IV8(c) Managing Traffic; IV9 Reducing HGVs and objective 5.2 to protect the semirural environment and the green belt.

479/23 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/0552/FA (*)**

18 Syke Ings Iver Buckinghamshire SL0 9ET

Part single / part two storey side and rear extensions, first floor front extension, roof alterations incorporating rear dormer and rooflights providing additional habitable space and front porch.

IPC Comments: No comment.

- **PL/24/0646/FA**

Browsing 3 Thorney Lane North Iver Buckinghamshire SL0 9JU

Single storey side and rear extensions, first floor extension with 6no. new proposed dormers.

IPC Comments: The parish council object due to the negative impact on neighbours privacy and the development being out of character with the neighbouring properties, some of which are in the Iver Village Conservation Area. The parish council query if there is sufficient parking for an increased dwelling size.

Resolved:

Deputy Clerk to report to Planning Enforcement that there is no planning permission for the increased height of the boundary wall and the bricks used aren't in keeping with local building materials in the neighbouring conservation area.

- **PL/24/0645/FA**

Home Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0NY

Demolition of existing rear conservatory and erection of a two-storey rear 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.

- **PL/24/0583/FA**

310 The Parkway Iver Heath Buckinghamshire SL0 0RL

Single storey front and side extension, part single/part two storey rear extension, conversion of existing garage and additional/changes to fenestration.

IPC Comments: The proposal does not comply with Policy IV2 of the adopted Neighbourhood Plan which protects the visual appearance of the area and identifies The Parkway as an Area of Special Character. It is important that the Neighbourhood Plan policy design code for the area is upheld. If minded to permit, the parish council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).

- **PL/24/0592/FA**

1 Slough Road Iver Heath Buckinghamshire SL0 0DN

Single storey side extension and open porch, single storey rear infill extension and garage conversion to living space.

IPC Comments: No comment.

- **PL/24/0635/SA**

1 Slough Road Iver Heath Buckinghamshire SL0 0DN

Erection of an outbuilding in the rear garden with a maximum height of 2.5m.

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/23/4161/FA (Amended Plans) (*)**

12 Wood Lane Iver Heath Buckinghamshire SL0 0LQ

Demolition of a single residential dwelling and erection of 1 flatted block comprising 9 residential units (use class C3) with associated car parking, amenity, refuse and cycle storage.

IPC Comments: Application withdrawn.

- **PL/24/0632/SA**
32 Victoria Crescent Iver Buckinghamshire SL0 9JT
Certificate of Lawfulness for proposed loft conversion with the addition of a rear dormer and roof lights to the front elevation.
IPC Comments: No comment.
- **PL/24/0887/SA**
Needham Lacy Swan Road Iver Buckinghamshire SL0 9JZ
Certificate of lawfulness for proposed outbuilding.
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. If minded to permit the parish council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings). 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/24/0873/NMA**
Sunnyside Love Lane Iver Buckinghamshire SL0 9QT
Non material amendment to planning permission PL/23/4114/FA (Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.) to allow for change to door position.
IPC Comments: No comment.
- **PL/24/0874/SA**
4 The Poynings Iver Buckinghamshire SL0 9DT
Certificate of lawfulness for proposed side dormer, change of thatched roof to tiled roof and single storey rear extension.
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 notes that The Ivers Neighbourhood Plan Policy IV4 (Design in Richings Park) applies and requests the Design Code for The Ridings (Appendix C, The Ivers Neighbourhood Plan) is also applied, 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. The property is also on the Bucks Local Heritage List.
- **PL/24/0872/SA**
2 The Poynings Iver Buckinghamshire SL0 9DT
Certificate of lawfulness for proposed side dormer, change of thatched roof to tiled roof and single storey rear extension.
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 notes that The Ivers Neighbourhood Plan Policy IV4 (Design in Richings Park) applies and requests the Design Code for The Ridings (Appendix C, The Ivers Neighbourhood Plan) is also applied, 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. The property is also on the Bucks Local Heritage List.

- **PL/24/0863/FA**
39 Post Meadow Iver Heath Buckinghamshire SL0 0DU
 Erection of single storey side extension.
IPC Comments: No comment.
- **PL/24/0882/FA**
43 Bathurst Walk Iver Buckinghamshire SL0 9EE
 Part two storey / part single storey rear extension, single storey side extension, 3 side rooflights, internal alterations including attached garage conversion, changes to windows and doors (renewal of planning permission PL/21/0935/FA).
IPC Comments: The parish council request that the planning officer notes the property is listed as a Heritage Asset in The Ivers Neighbourhood Plan (Appendix D: reference number 28, page 99).
- **PL/24/0833/FA**
84 Ashford Road Iver Heath Buckinghamshire SL0 0QF
 New facing brick boundary wall with brick on edge and tile crease and metal painted gates (retrospective).
IPC Comments: The parish council object as the proposal does not comply with Policy IV2 of the adopted Neighbourhood Plan which protects the visual appearance of the area and identifies Ashford Road as an Area of Special Character. It is important that the Neighbourhood Plan Design Code is upheld. The parish council request that the planning officer notes neighbours' concerns about the safety of the arrowhead style top of the gates.
- **PL/24/0811/PNE**
63 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 6.00 metres, maximum height 3.00 metres, eaves height 2.80 metres).
IPC Comments: No comment.
- **PL/24/0787/FA**
79 Thorney Mill Road Iver Buckinghamshire SL0 9AH
 Outbuilding with flat roof.
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 request that the planning officer checks the proposal does not amount to overdevelopment/exceed development limits within the green belt.
- **PL/24/0788/FA**
87 Bathurst Walk Iver Buckinghamshire SL0 9EF
 Single storey rear extension, new porch to front of house, combine 2 no. rear facing dormers to a single dormer, new side dormer and erection of an outbuilding in the rear garden.
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/24/0759/VRC**
25 Richings Way Iver Buckinghamshire SL0 9DA

Variation of condition 2 (schedule of materials) PL/22/4185/FA (Demolition of existing dwelling and erection of detached dwelling) to allow for change of brick type.

IPC Comments: If minded to permit the parish council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).

- **PL/24/0713/PAPCR (*)**

Alpha Controls 5A The Ridgeway Iver Buckinghamshire SL0 9HW

Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of Class E unit to 2 dwellings (Use Class C3).

IPC Comments: The Parish Council supports the findings of Environmental Health. The Parish Council request the planning officer confirms sufficient parking and amenity space is provided.

Resolved to:

Refer to the Neighbourhood Plan Working Group to produce a design code for commercial properties being converted to residential properties.

- **PL/24/0687/FA**

14 Swallow Street Iver Buckinghamshire SL0 0HF

Construction of vehicular access and associated hardstanding.

IPC Comments: The parish council request a permeable surface is used to construct the driveway and that a drainage survey is undertaken to ensure that no water runoff occurs as there is a high water table in this area.

- **PL/24/0695/FA**

75 Bathurst Walk Iver Buckinghamshire SL0 9EF

Demolition of an existing garage and side extension, and erection of part two storey / part single storey front/side extension and single storey rear extension.

IPC Comments: If minded to permit the parish council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).

- **PL/24/0636/SA**

6 Syke Cluan Iver Buckinghamshire SL0 9EH

Certification of lawfulness for the proposed erection of an outbuilding at the back of the garden for a use ancillary to the main dwelling (recreation/gym/games room/home office/storage).

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/24/0920/SA**

9 Linden Close Iver Buckinghamshire SL0 0DG

Certificate of lawfulness for proposed single storey rear extension.

IPC Comments: No comment.

480/23

DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Deputy Clerk reported that councillors had received up to date development decisions via the weekly newsletter.

- To receive a copy of Buckinghamshire Council's response to the report to Planning Enforcement regarding the unauthorised development at 80 High Street
 - Noted as received.
- Committee to decide what response should be sent to Buckinghamshire Council's Head of Planning.

Resolved

To request a Parish Liaison Surgery Meeting with Buckinghamshire Council – see 481/23 below.

- To receive an enforcement notice for the following
ES/23/00537/OPHH
61 Bathurst Walk Iver Buckinghamshire SL0 9EF
 Without planning permission, the erection of a front boundary enclosure and gates.
 - Noted as received.

481/23 CORRESPONDENCE RECEIVED

- To receive notice of a new Draft Street Trading Policy and invitation to complete an online survey.
 - Noted as received and decision not to complete the survey.
- To receive a notice of an appeal decision for the following
PL/23/0988/VRC - APP/N0410/W/23/3324265
Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
 Removal of condition 6 (removal of permitted development rights) of planning permission 04/01444/FUL (Demolition of outbuildings and workshops/storage building. Conversion of garage/ office with single storey extension creating detached bungalow.)
 - Noted as received.
- **Town & Parish Council Planning Surgery**
 - i) To receive notice of Buckinghamshire Council's Town & Parish Surgery Dates
 - ii) to agree whether to book a slot and
 - iii) to nominate a parish council representative to attend.
 - Noted as received.

Resolved:

To book dates to discuss Bellswood Farm and 80 High Street for any councillors who wish to attend.

482/23 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Cllr Cook reported the following changes to the NPPF are now effective.

- No need to identify a 5 year supply of housing need.
- Solar installations are permitted development.
- Off street parking can have canopies with solar.
- It is now easier to change use from commercial to domestic.
- It is more difficult for properties to become short term holiday lets.

Cllr Cook discussed:

- Concerns about density changes i.e. changing houses to flats which could be out of character in a streetscene of houses.
- The date Buckinghamshire Council anticipate finalising Local Plan is 2026 which will be 'made' by 2027.

483/23 CHAIR'S REPORT

Cllr Cook reported that Historic England have invited comments on the report for a Certificate of Immunity from Listing (COI) at the School House, High Street, Iver.

Resolved to comment:

- Bricks are Iver made bricks.
- Significantly more parts of the property are historic than those parts that have been added/modernised.

Meeting closed at 8:24 pm.

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

Next meeting date: Tuesday 7th May 2024.