

THE IVERS PARISH COUNCIL

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

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

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

APOLOGIES FOR ABSENCE

Cllrs S Bhachu, M Bhatti and G Young

ABSENT

Cllr P Kinchin

505/23 PUBLIC PARTICIPATION

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

506/23 DECLARATIONS OF INTEREST

- a) Cllr S Hutchings declared a non-pecuniary interest in application PL/24/0997/FA at Kensington House, Wood Lane.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

507/23 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 9th April 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.

508/23 MOTORWAY SERVICE AREA (MSA)

Nothing further to report.

509/23 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:

Dispute the Lead Local Flood Authority's (LLFA) assessment that the area is low flood risk.

Concern the Tree Officer is unable to give a definitive point on whether there will be a net increase in tree numbers or biodiversity net gain.

Ecology report – reducing scale does not impact the biodiversity opportunity area.

There has been a lack of consideration for alternative sites – parish council to provide list of alternative sites.

Thames Water note the foul water network is insufficient for the development – parish council to highlight and insist the site should not be occupied until this is resolved.

Archaeology report that there is none on site, but no detailed assessment has been completed – a condition must be included to ensure the developer completes an appropriate archaeology investigation.

Noted the Environment Agency would object without proposed conditions.

Reference Air Quality Action Plan as the development will have a negative effect and include references to recent legal cases.

Note that the adopted Ivers Neighbourhood Plan aims to reduce HGV traffic.

However, HGV traffic will temporarily increase during construction. Parish council to insist an increase in HGV traffic cannot occur until there is a managed decrease.

The Canal and River Trust have commented the application is outside their area of notification – parish council to request their comments.

There is a deficiency in the application as the land to be used for access, at Iver Lane, is not marked on the plans as being owned by the developer.

The parish council agree with the conditions submitted by archaeology and the environment agency and will request a consultation on construction traffic routing during the construction phase.

Resolved Cllr Cook to write a full objection including the above points.

510/23 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Nothing further to report.

511/23 UXBRIDGE MOOR SUBSTATION

Nothing further to report.

512/23 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/1267/UA**

The Evreham Centre Swallow Street Iver Buckinghamshire SL0 0HS

Regulation 5 notification for the replacement of 6 existing antennas with 6 new antennas, the installation of 2 x 300mm dishes, internal cabin works and ancillary works.

IPC Comments: Application decided prior to committee meeting.

513/23 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/1194/FA**

77 Wellesley Avenue Iver Buckinghamshire SL0 9BP

Installation of a 10KW domestic Air Source Heat Pump.

IPC Comments: The parish council request the planning officer notes concerns regarding the close proximity of the heat pump to properties which will be affected by its noise and expelled cold air.

- **PL/24/1153/SA**

Lower Delaford Cottage Swan Road Iver Buckinghamshire SL0 9LB

Certificate of lawfulness for proposed outbuilding.

IPC Comments: The parish council request the planning officer notes: Green Belt Policy and Objective 5.2 (to protect the semirural environment and the Green Belt) of the adopted Ivers Neighbourhood Plan apply; the plans do not show all the existing buildings that are at the property.

The parish council request the planning officer checks that sufficient drainage and ecology studies have been completed. 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/24/1085/SA**

35 Thorney Lane South Iver Buckinghamshire SL0 9AD

Certificate of Lawfulness for proposed construction of a rear garden outbuilding.

IPC Comments: The parish council request the planning officer notes the scale of the development is significantly out of keeping with the area. 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/24/1078/FA (*)**

2 Old Slade Lane Iver Buckinghamshire SL0 9DR

Single storey rear outbuilding to replace two existing outbuildings.

IPC Comments: The parish council object as the use is unclear and suggests a change of use. The parish council request the planning officer checks if change of use permission is required. If minded to approve, the parish council request the planning officer notes there is no access via North Park Road for the delivery of building materials. 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/24/1044/FA (*)**

70 Pinewood Green Iver Heath Buckinghamshire SL0 0QH

Part two storey / part single storey side/rear extension with gable end roof.

IPC Comments: The proposal is not in keeping with the surrounding area and does not comply with Policy IV2 of the adopted Neighbourhood Plan which protects the visual appearance of the area and identifies Pinewood Green as an Area of Special Character. It is important that the Neighbourhood Plan policy is upheld.

- **PL/24/0997/FA (*)**

Kensington House Wood Lane Iver Heath Buckinghamshire SL0 0LE

First floor side extension.

IPC Comments: No comment.

- **PL/24/1240/FA**

66 Leas Drive Iver Buckinghamshire SL0 9RD

Reconstruction of pedestrian pavement to allow vehicular access to driveway, including lowering of kerbs and protection of services.

IPC Comments: No comment.

- **PL/24/1274/SA**

32 Victoria Crescent Iver Buckinghamshire SL0 9JT

Certificate of Lawfulness for proposed Loft conversion including a rear dormer and front roof lights.

IPC Comments: No comment.

- **PL/24/1284/PNE**

52 Stonecroft Avenue Iver Buckinghamshire SL0 9QG

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 5.0 metres, maximum height 3.20 metres, eaves height 2.90 metres).

IPC Comments: No comment.

- **PL/24/1326/FA**

34 Love Lane Iver Buckinghamshire SL0 9QT

Single storey rear infill extension with flat roof and two roof lanterns.

IPC Comments: No comment.

- **PL/24/1346/SA**

Yeomans Love Lane Iver Buckinghamshire SL0 9QZ

Certificate of Lawfulness for replacing existing outbuilding in rear garden.

IPC Comments: The parish council request the planning officer notes Green Belt Policy applies. The parish council request the planning officer checks whether change of use permission is required if the office is being used for commercial purposes and that sufficient drainage is provided. 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.

514/23 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

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

- To receive an enforcement notice for the following:

ES/22/00115/COU

Willow Tree Farm, Swallow Street, Iver, Buckinghamshire, SL0 9QZ

Without planning permission, the erection of two scaffold structures clad with tin sheets and two buildings; plus the siting of two secure storage units and two portacabins and the laying of a concrete hard surface.

- Noted as received.

515/23 CORRESPONDENCE RECEIVED

- To receive a request for evidence from Buckinghamshire Council.

PL/24/1005/EU (*)

Bungalow 1/Building C, Willow Tree Farm, Love Lane, Iver, Buckinghamshire, SL0 9QZ

Certificate of Lawful Existing Use or Development (CLEUD) to establish that the building is lawful built form as a dwellinghouse (Class C3) with the adjoining land outlined in red being in associated lawful incidental domestic use as residential garden land.

IPC Comments: The parish council does not hold any evidence.

- To receive a request for evidence from Buckinghamshire Council.

PL/24/1045/EU (*)

Bungalow 2/Building D, Willow Tree Farm, Love Lane, Iver, Buckinghamshire, SL0 9QZ

Certificate of Lawful Existing Use or Development (CLEUD) to establish that the building outlined in red is lawful built form as a dwellinghouse (Class C3) with the associated space under two roof overhangs being lawful as either part of the dwellings built form and residential use or as land used for incidental domestic purposes.

IPC Comments: The parish council does not hold any evidence.

- **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 a second appointment on the 22nd of May to discuss whether a planning breach has occurred at 32 Pinewood Green.

516/23 CHAIR'S REPORT

Nothing further to report.

Meeting closed at 19:59 pm.

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

Next meeting date: Tuesday 11th June 2024.