

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 11 JUNE 2024 AT 7:00PM

Committee Members Present: Cllrs K Brown, J Cook, S Hutchings, J Rossetti and P Stanhope

Also in attendance: Nicole McCaig – Deputy Clerk

031/24 ELECTION OF CHAIR

A nomination was received for Cllr Cook to be the Chair of the Planning Committee which was proposed by Cllr Rossetti and seconded by Cllr Brown.

Resolved that Cllr Cook be duly elected as Chair of the Planning Committee for the municipal year 2024-2025.

032/24 ELECTION OF VICE CHAIR

A nomination was received for Cllr Rossetti to be the Vice-Chair of the Planning Committee which was proposed by Cllr Stanhope and seconded by Cllr Brown.

Resolved that Cllr Rossetti be duly elected as Vice-Chair of the Planning Committee for the municipal year 2024-2025.

APOLOGIES FOR ABSENCE

Cllrs A Burke, M Bhatti and P Kinchin.

ABSENT

Cllr C Beary.

033/24 PUBLIC PARTICIPATION

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

034/24 DECLARATIONS OF INTEREST

- a) The Parish Council cannot comment on application PL/24/1341/SA for the installation of solar panels at the former police station as this is the council's own application.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

035/24 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 7th May 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.

036/24 MOTORWAY SERVICE AREA (MSA)

Nothing further to report.

037/24 DATACENTRE APPLICATIONS

Cllr Cook reported that the Court Lane datacentre appeal took place on 7th June.

038/24 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook reported that Fulmer residents had objected to the following application on the basis of noise.

Cllrs discussed that the Dromenagh Farm, Seven Hills Road datacentre application has been withdrawn.

PL/24/1368/FA (*)

Sevenhills Road and Part Of Southlands and Pinewood Roads To The North & East Of Pinewood Studios Iver Heath Buckinghamshire

The realignment, resurfacing and general improvement works, along with associated landscaping and other necessary engineering and highways works to Sevenhills Road, Iver Heath.

IPC Comments: The Parish Council request that the planning officer notes the land opposite the current Seven Hills Road/A412 junction is included in the Motorway Services Area application. The Parish Council support the conditions submitted by the utility services, National Highways and Environmental Health which they suggest must be completed prior to commencement of the development. The Parish Council request that a Communications Forum, or similar approach, between Pinewood Studios and relevant impacted Community Groups / Representatives is established.

039/24 UXBRIDGE MOOR SUBSTATION

- To receive correspondence from National Grid regarding archaeological and geotechnical groundwork surveys being conducted.
 - Noted as received.
 - Details of the groundwork surveys has been published on the Council's website.

Resolved: Administrator to report details of the groundwork surveys to residents via Facebook.

040/24 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **CM/0010/24**
Langley Quarry North Park Iver Buckinghamshire SL0 9DL
Proposed importation of sand and gravel from Datchet Quarry for processing and export at Langley Quarry.
IPC Comments: The Parish Council note that a reduction in HGV movements will not be seen, as had been previously expected. This contradicts the spirit of the Ivers Neighbourhood Plan Policy IV9 which aims to reduce HGV movements.

- **PL/24/1501/FA**
Thorney Park Golf Course Thorney Mill Road Iver Buckinghamshire SL0 9AL
Remodelling of the 16th hole and replacement of the 10th hole to address health and safety issues.
IPC Comments: The Parish Council request that construction vehicles and HGVs associated with the work are routed via Sutton Lane.

041/24 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/1475/SA**
Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
Certificate of Lawfulness for proposed single storey side extension.
IPC Comments: The Parish Council request the planning officer notes the development is located in the Green Belt. Development in the Green Belt contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan. The Parish Council request that all four current planning applications (PL/24/1472/SA, PL/24/1473/PNE, PL/24/1474/PAHAS, PL/24/1475/SA) at the site are considered together.
- **PL/24/1474/PAHAS (*)**
Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for: additional storey to existing dwellinghouse (maximum height increase 3.4 metres).
IPC Comments: The Parish Council request the planning officer notes the development is located in the Green Belt. Development in the Green Belt contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan. The Parish Council request that all four current planning applications (PL/24/1472/SA, PL/24/1473/PNE, PL/24/1474/PAHAS, PL/24/1475/SA) at the site are considered together.
- **PL/24/1472/SA**
Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
Certificate of lawfulness for proposed hard surfacing under Class F, Part 1, Schedule 2 of The Town and Country Planning Permitted Development Order 2015 (as amended).
IPC Comments: The Parish Council request the planning officer notes the development is located in the Green Belt. Development in the Green Belt contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan. The Parish Council request that all four current planning applications (PL/24/1472/SA, PL/24/1473/PNE, PL/24/1474/PAHAS, PL/24/1475/SA) at the site are considered together. If minded to permit, the Parish Council request that a permeable surface is used to create the hard standing.
- **PL/24/1473/PNE**
Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE

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 2.60 metres, eaves height 2.60 metres).

IPC Comments: The Parish Council request the planning officer notes the development is located in the Green Belt. Development in the Green Belt contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan. The Parish Council request that all four current planning applications (PL/24/1472/SA, PL/24/1473/PNE, PL/24/1474/PAHAS, PL/24/1475/SA) at the site are considered together.

- **PL/24/1486/SA**

55 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH

Certificate of lawfulness for proposed loft conversion with 2 rear dormers and single storey detached outbuilding in 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/24/1403/PNE**

55 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH

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 8.0 metres, maximum height 3.00 metres, eaves height 2.70).

IPC Comments: Decided prior to consideration at planning committee.

- **PL/24/1458/FA (*)**

2 Main Drive Iver Buckinghamshire SL0 9DP

Ground mounting 16 solar panels in the rear garden along the fence.

IPC Comments: The Parish Council support the installation of solar panels. However, they should not be higher than the permitted height of a fence. The Parish Council request the planning officer investigates if the proposed height of the solar panels would block the neighbours' light.

- **PL/24/1436/SA**

22 Iver Lane Iver Buckinghamshire SL0 9LH

Certificate of lawfulness for proposed detached outbuilding.

IPC Comments: The Parish Council request the planning officer notes the development is located in the Green Belt. Development in the Green Belt contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan. 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/24/1423/FA (*)**

31 Colne Orchard Iver Buckinghamshire SL0 9NB

Two storey side, part two, part single storey rear extension and front porch extension.

IPC Comments: The Parish Council request that both current planning applications (PL/24/1422/PNE & PL/24/1423/FA) at the site are considered together.

- **PL/24/1422/PNE**

31 Colne Orchard Iver Buckinghamshire SL0 9NB

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 3.00.

IPC Comments: The Parish Council request that both current planning applications (PL/24/1422/PNE & PL/24/1423/FA) at the site are considered together.

- **PL/24/1500/FA (*)**

Old Slade Farm 41 Old Slade Lane Iver Buckinghamshire SL0 9DX

Demolition of four existing buildings and removal of hardstanding. Erection of three detached dwellings, creation of associated hard and soft landscaping and roadway.

IPC Comments: The Parish Council request the planning officer notes the development is located in the Green Belt. Development in the Green Belt contradicts objective 5.2 (to protect the semirural environment and the Green Belt) in the adopted Ivers Neighbourhood Plan.

- **PL/24/1404/SA**

271 The Parkway Iver Heath Buckinghamshire SL0 0RJ

Certificate of Lawfulness for proposed hip to gable conversion within the original roof space including three rear windows.

IPC Comments: The Parish Council request the planning officer notes Policy IV2 of the adopted Neighbourhood Plan applies, which aims to protect the visual appearance of the area and identifies The Parkway as an Area of Special Character. It is important that the Neighbourhood Plan policy is upheld.

- **PL/24/1341/SA**

Former Police Station High Street Iver Buckinghamshire SL0 9ND

Certificate of lawfulness for proposed installation of solar panels to roof.

IPC Comments: Parish Council interest declared, no comment.

- **PL/24/1332/FA (*)**

Highbank Love Lane Iver Buckinghamshire SL0 9QT

Demolish existing garage and construction of two storey side and rear extensions and alterations to create a new attached dwelling with associated amenity space, parking, cycle and refuse storage together with a part two storey, part single storey rear extension to the existing dwelling. New vehicular access.

IPC Comments: The Parish Council request the planning officer checks whether adequate off-street parking is provided as on-street parking in the area is not suitable.

- **PL/24/1314/FA (*)**

91 Leas Drive Iver Buckinghamshire SL0 9RB

Create vehicular access and front driveway to be permeable block paved.

IPC Comments: No comment.

- **PL/24/1064/FA (*)**

6 Syke Cluan Iver Buckinghamshire SL0 9EH

Erection of a new replacement dwellinghouse following the demolition of an existing bungalow.

IPC Comments: The Parish Council **object** as the property is listed in the adopted Ivers Neighbourhood Plan as a heritage asset – Appendix D, Ref no. 61.

- **PL/24/1273/FA (*)**

5 St James Walk Iver Buckinghamshire SL0 9EN

Part two storey / part ground floor rear extension (following demolition of existing ground floor rear extension), two storey side extension (following demolition of existing ground floor side extension) and single storey front/side infill extension. Demolition of outbuilding.

IPC Comments: The Parish Council **object** as the property is listed in the adopted Ivers Neighbourhood Plan as a heritage asset – Appendix D, Ref no. 28.

- **PL/24/1683/NMA**

53 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH

Non material amendment to planning permission PL/22/2425/FA (Part single, part two storey side extension, single storey front and rear extensions and installation of 2 side and 2 rear rooflights) to allow for the addition of 2 side porch windows and rendering of garage front (previously approved PL/22/3409/NMA) and additional window to kitchen and external door to garage.

IPC Comments: No comment.

- **PL/24/1614/PNE**

8 Evreham Road Iver Buckinghamshire SL0 0AN

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 2.90 metres, eaves height 2.70 metres).

IPC Comments: No comment.

- **PL/24/1592/FA**

9 Pinewood Close Iver Heath Buckinghamshire SL0 0QT

Demolition of existing conservatory, erection of a ground floor wraparound extension and first floor side extension, removal of cottage dormers and erection of a rear box dormer.

IPC Comments: The Parish Council request that the materials used are in keeping with the existing look and character of the area.

042/24

DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Deputy Clerk reported that councillors had received up to date development decisions via the weekly newsletter.
- i) To receive and review revised plans for the following development.
ii) To consider that Buckinghamshire Council did not advise the parish council of the amended plans.
iii) To consider if any further actions are necessary.

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.

- Noted as received.

Resolved

Chair and Deputy Clerk to submit a complaint, that the Parish Council were not informed of or consulted on the amended plans.

043/24 UPDATES FROM TOWN & PARISH COUNCIL PLANNING SURGERY – 22 MAY 2024

- Committee to consider the outcomes from the above session – previously circulated to members.
- Committee to consider whether to challenge the enforcement decision, regarding type of roof tiles used at 32 Pinewood Green, by escalating to Gemma Davies at Buckinghamshire Council.

Resolved

Chair and Deputy Clerk to write to the Enforcement Manager, to explain that:

- The planning permission, granted by Buckinghamshire Council, contradicts the adopted Ivers Neighbourhood Plan Policy IV2 – Design in Iver Heath.
- Enforcement Officers who visited the site noted that different tiles, to the ones specified in the planning permission, had been used but concluded that the use of the different tiles would have received planning permission, and that no enforcement action was necessary. The Parish Council wish to object to this Enforcement decision.
- The front elevation of the development has not been built to plans which specified 3 windows (to the right of the front door) as there are now only 2 windows in this location on the front elevation.

044/24 CORRESPONDENCE RECEIVED

- To receive the following planning appeal decision from Buckinghamshire Council:
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.
- **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 and no further action necessary.

045/24 CHAIR'S REPORT

Nothing further to report.

Meeting closed at 20:28 pm.

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

Next meeting date: Tuesday 9th July 2024.