

# THE IVERS PARISH COUNCIL

8<sup>th</sup> August 2024

## To all Members of the PLANNING COMMITTEE

You are hereby summoned to attend the meeting of **Planning Committee of The Ivers Parish Council** to be held on **Tuesday 13<sup>th</sup> August 2024** commencing at **7.00pm**. This meeting will be held at The Parish Council Offices (45B High Street, Iver, SL0 9ND) for the purpose of transacting the following business.

A number of planning application consultations closed before the date of this meeting. Therefore a request, to Buckinghamshire Council's Planning Team, was submitted requesting an extension for The Ivers Parish Council's comments. The affected planning applications have been identified in sections 6, 7, 9 and 10 with an \*.

*K A Crowhurst*

*Karen Crowhurst*  
Locum Clerk to the Council

## AGENDA

### 1. APOLOGIES FOR ABSENCE

### 2. PUBLIC PARTICIPATION

An Open Session will be held for members of the public who may ask questions or submit comments about Agenda items/Planning applications detailed below. Each person will usually be limited to three minutes. Duration of this part of the meeting usually to be no longer than fifteen minutes.

### 3. DECLARATIONS OF INTEREST

- a) To note any declaration of interest made by Members in connection with an Agenda item. Members to specify the nature of the interest;
- b) To receive any written requests for dispensations for disclosable pecuniary interests;
- c) To grant any requests for dispensation as appropriate.

### 4. MINUTES

To consider and approve the minutes of the meeting held on 9<sup>th</sup> July 2024 - see Appendix 4.

### 5. MOTORWAY SERVICE AREA (MSA) AND MINERAL EXTRACTION

- To receive updates.

### 6. DATA CENTRE APPLICATIONS

- To receive updates.
- To consider and comment on the following application:
  - a) [https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGGTFXESFN000PL/24/2130/FA \(\\*\)](https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGGTFXESFN000PL/24/2130/FA)  
**Dromenagh Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0PA**  
Redevelopment of land at the Shannon Group Headquarters, and adjacent sites bounded by the Denham Road, Sevenhills Road, and the M25 motorway to provide a new hyperscale data centre, training centre and associated infrastructure, and landscaped areas.

### 7. PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- To receive updates.
- To consider and comment on the following application:

- a) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGO73HESFRH00PL/24/2171/HB>  
**Heatherden Hall Pinewood Studios Pinewood Road Iver Heath  
Buckinghamshire SL0 0NH**  
Listed building consent for installation and upgrade of fire alarm system, with external radio antenna and cable on eastern side elevation; retrospective listed building consent for installation of distribution board at ground floor.

## 8. UXBRIDGE MOOR SUBSTATION

- a) To receive updates.

## 9. COMMERCIAL PLANNING APPLICATIONS RECEIVED

To consider and comment on the following applications:

- a) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH2NL1ES0WM00PL/24/2265/EIASR>  
**Thorney Business Park Thorney Lane North Iver Buckinghamshire**  
Request for a formal Screening Opinion under Regulation 6(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) in connection with a proposed data centre development comprising up to 90,000sqm gross internal area of B8 use class floorspace with a maximum height parameter of 25m alongside associated access, parking and landscaping.
- b) <https://publicaccess.buckscc.gov.uk/online-applications/applicationDetails.do?keyVal=SGRNBUDS05200&activeTab=summaryCM/0028/22> (\*)  
**Langley Quarry, North Park, Iver, Buckinghamshire, SL0 9DL**  
Application for approval of details reserved by condition 9 (ecology) attached to planning approval.
- c) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHFPFFES0WM00PL/24/2362/UA>  
**Land at Uxbridge Road (opposite The Crooked Billet) Iver Heath  
Buckinghamshire**  
Notification under The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise Permitted Development Rights for the replacement and relocation of a 17.5m pole supporting 6 antennas with a 20m pole supporting 12 antennas, replacement and relocation of 3 equipment cabinets, removal of 2 equipment cabinets and ancillary development.

## 10. RESIDENTIAL PLANNING APPLICATIONS RECEIVED

To consider and comment on the following applications:

- a) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGPFJDESFS300PL/24/2176/FA> (\*)  
**9 Stonecroft Avenue Iver Buckinghamshire SL0 9QF**  
Single storey side and rear extension.
- b) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGNKZGESFQ100PL/24/2153/PNE>  
**9 Stonecroft Avenue Iver Buckinghamshire SL0 9QF**  
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 2.94 metres, eaves height 2.94 metres).
- c) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGNQFEESFQH00>

**PL/24/2160/FA (\*)**

**3 Swallow Street Iver Buckinghamshire SL0 0HD**

Single storey extensions to front and side elevations.

- d) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?keyVal=SGIHQESFOK00&activeTab=summary>  
**PL/24/2140/SA**  
**17 Old Slade Lane Iver Buckinghamshire SL0 9DY**  
Certificate of lawfulness for proposed outbuilding.
- e) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGEBK4ESFKN00>  
**PL/24/2113/FA (\*)**  
**28 Pinewood Green Iver Heath Buckinghamshire SL0 0QP**  
Demolition of existing conservatory and erection of a single storey rear/side infill extension.
- f) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGF0XHESFL900>  
**PL/24/2118/PNE**  
**26 Post Meadow Iver Heath Buckinghamshire SL0 0DU**  
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 3.20 metres, eaves height 3.20 metres).
- g) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGAM8NESFGT00>  
**PL/24/2079/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 4.20 metres, maximum height 3.00 metres, eaves height 2.80 metres).
- h) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SENZ3PESLZT00>  
**PL/24/1740/FA (\*)**  
**29 Richings Way Iver Buckinghamshire SL0 9DA**  
Erection of a detached two-storey dwelling with roofspace accommodation following demolition of existing dwelling.
- i) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?keyVal=SEJNKEESLUD00&activeTab=summary>  
**PL/24/1691/SA**  
**8 Evreham Road Iver Buckinghamshire SL0 0AN**  
Certificate of lawfulness for proposed loft extension with rear dormer and three front roof lights.
- j) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SE7B2EESLM800>  
**PL/24/1625/FA (\*)**  
**9 Richings Way Iver Buckinghamshire SL0 9DA**  
Demolition of exiting dwelling and erection of replacement two storey detached dwelling with habitable loft accommodation, to include insertion of rooflights to both side elevations and one rear dormer window.
- k) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SC12FBESK0R00>  
**PL/24/1194/FA (Amended Plans) (\*)**  
**77 Wellesley Avenue Iver Buckinghamshire SL0 9BP**  
Installation of a 12KW domestic Air Source Heat Pump.

- l) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGCGYQESFIW00PL/24/2100/FA> (\*)  
**8 Iver Lane Iver Buckinghamshire SL0 9LH**  
 Single storey rear extension, part double/part single storey side extension and loft conversion with rear dormer and 2 front rooflights.
- m) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH2E6XESG2800PL/24/2257/SA> (\*)  
**Former Post Office 9 - 11 Wellesley Avenue Iver Buckinghamshire SL0 9AX**  
 Certificate of lawfulness for proposed loft extension.
- n) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFXQBFESMWP00PL/24/1997/FA>  
**9 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH**  
 Vehicular access.
- o) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHJ7QRESGH200PL/24/2390/FA>  
**Copse View 1A Uxbridge Road Iver Heath Buckinghamshire SL0 0LR**  
 Single storey rear extension.
- p) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHFZ6GESGE200PL/24/2367/FA>  
**25 - 31 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW**  
 Replacement of current UPVC windows with newer UPVC Windows.
- q) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGPW7VESFT100PL/24/2184/FA>  
**2 Old Slade Lane Iver Buckinghamshire SL0 9DR**  
 Single storey rear outbuilding to replace two existing outbuildings.
- r) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?keyVal=SHLOR7ESGK700&activeTab=summaryPL/24/2416/VRC>  
**Bath House Richings Place Iver Buckinghamshire SL0 9BA**  
 Variation of condition 6 (Approved plans) of planning permission PL/22/2961/FA (Single storey front/side and first floor side extensions, changes to windows and doors and raising of roof height with insertion of 2 rear dormers and rooflights on all sides.) to allow for reduction to first floor, new roof design and alterations to fenestration.
- s) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDXL2SESLGF00PL/24/1592/FA> (amended plans)  
**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.
- **Following reports of work having already begun at the above property:**
    - i) Committee to consider making a report to Planning Enforcement and to agree comments to be included in the report.
- t) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?keyVal=ROS0C5ESJLE00&activeTab=summaryPL/23/0216/FA> (decided)  
**224 Swallow Street Iver Buckinghamshire SL0 0HS**

Demolition of existing detached garage and construction of a part single, part two storey rear extension and single storey front extension.

- **Following approval of the above application and reports the development is not being built as approved which compromises neighbours' privacy:**
  - i) Committee to consider making a complaint and to agree comments to be included in the complaint.

## **11. DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

- a) Deputy Clerk to report on weekly development decision notifications.
- b) To receive the following Enforcement Notice from Buckinghamshire Council – see Appendix 11b.  
**ES/24/00140/OPDEV**  
**Land at Bellswood Farm, Bellswood Lane, Iver, Buckinghamshire, SL0 0LU**  
Without planning permission, a material change of use of the Land to vehicle sales, repairs and storage and to facilitate the use, the undertaking of operational development comprising the formation of a vehicular access onto Bellswood Lane, the laying of hardstanding, the erection of fencing and access gates and the siting of portacabins.
- c) To receive the following Enforcement Notice from Buckinghamshire Council – see Appendix 11c.  
**ES/22/00550/COU**  
**Land adjacent to former electricity substation, Thorney Lane South, Iver, Buckinghamshire as shown edged by a thick black line on the attached plan (“the Land”).**  
Without planning permission, the erection of a building and the erection of extensions to an existing building; plus the laying of a concrete hard surface.
- d) To receive the following Enforcement Notice from Buckinghamshire Council – see Appendix 11d.  
**17/10112/ENCU**  
**Land at Lossie Nurseries Langley Park Road Iver Buckinghamshire SL0 0JQ (Primary Site)**  
Without planning permission, the material change of use of the Land to a mixed use (sui generis) comprising of residential, and intensification of a caravan site for residential purposes by virtue of the stationing caravans, and vehicle sales together with the siting of a storage container and incidental to the unauthorised mixed use, the undertaking of operational development comprising the laying of hardstanding.
- e) To receive the following Enforcement Notice from Buckinghamshire Council – see Appendix 11e.  
**17/10112/ENCU**  
**Land at Unit A (Land adjacent to Langley Park Road) at Lossie Nurseries Langley Park Road Iver Buckinghamshire SL0 0JQ**  
Without planning permission, a material change of use of the Land comprising of a caravan site for residential purposes by virtue of the stationing of a caravan and incidental to the unauthorised use, the undertaking of operational development comprising:
  - the laying of hardstanding
  - the erection of fencing, and;
  - the erection of a building
- f) To receive the following Enforcement Notice from Buckinghamshire Council – see Appendix 11f.  
**17/10112/ENCU**  
**Land at Unit B (Land to the West of Lossie Nurseries), Langley Park Road Iver Buckinghamshire SL0 0JQ**  
Without planning permission, a material change of use of the Land comprising of a caravan site for residential purposes by virtue of the stationing of a caravan and incidental to the unauthorised use, the undertaking of operational development comprising:
  - the laying of hardstanding, and;
  - the erection of fencing

## 12. CORRESPONDENCE RECEIVED

- a) To receive the following notification of an appeal against planning refusal from Buckinghamshire Council – see Appendix 12a.

**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.

Committee to consider if it wishes to submit further comments.

## 13. CHAIR'S REPORT

**Planning Committee:** Cllrs C Beary, Chair and P Kinchin, Vice Chair (ex officio), M Bhatti, K Brown, A Burke, J Cook, S Hutchins, J Rosetti and P Stanhope

**Copies to:** Cllrs S Bhachu, V Gupta, W Matthews, M Sullivan and G Young

Date of next meeting: Tuesday 10<sup>th</sup> September 2024 at 7:00pm, location: The Hub, 45B High Street, Iver, SL0 9ND