

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 13th AUGUST 2024 AT 7:00PM

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

Also in attendance: Jeremy Day – Deputy Clerk

126/24 APOLOGIES FOR ABSENCE

Cllrs C Beary, P Kinchin & M Bhatti

127/24 PUBLIC PARTICIPATION

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

128/24 DECLARATIONS OF INTEREST

- a) declarations of interest were made.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

129/24 MINUTES

Resolved that:

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

130/24 MOTORWAY SERVICE AREA (MSA)

Nothing further to report.

131/24 DATACENTRE APPLICATIONS

Nothing further to report.

- **PL/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.
IPC Comments:
Cllr Cook advised that she would seek further information regarding this application and that comments would be made at the next planning meeting. Deputy Clerk to add to the next Agenda.

132/24 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Nothing further to report.

- **PL/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.

IPC Comments:

Neutral - suggests consideration is given to the fire safety / precautionary aspects of the building whilst work is being carried out to upgrade the fire alarm system.

133/24 UXBRIDGE MOOR SUBSTATION

Nothing further to report.

134/24 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/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.

IPC Comments:

Neutral - support the need for a Environmental Impact Assessment.

- **CM/0028/22 (*)**

Langley Quarry, North Park, Iver, Buckinghamshire, SL0 9DL

Application for approval of details reserved by condition 9 (ecology) attached to planning approval.

IPC Comments:

Cllr Hutchins is due to attend a future Cemex meeting and to report back to the next Planning Committee Meeting where comments will be made. Deputy clerk to add to the next Agenda.

- **PL/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.

IPC Comments:

This application has been determined but the Parish Council noted this site might be impacted by future development work and recommended graffiti proof paint be used and the colour of pole be sympathetic to the area.

- **PL/24/2176/FA (*)**
9 Stonecroft Avenue Iver Buckinghamshire SL0 9QF
Single storey side and rear extension.
IPC Comments:
Neutral – no comments.
- **PL/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).
IPC Comments:
Neutral – no comments.
- **PL/24/2160/FA (*)**
3 Swallow Street Iver Buckinghamshire SL0 0HD
Single storey extensions to front and side elevations.
IPC Comments:
Neutral – no comments.
- **PL/24/2140/SA**
17 Old Slade Lane Iver Buckinghamshire SL0 9DY
Certificate of lawfulness for proposed outbuilding.
IPC Comments:
Neutral – It was noted that there should be no future change of use for habitation.
- **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.
IPC Comments:
Neutral – noted that policy IV2 of the Ivers Neighbourhood plan applies in this application.
- **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).
IPC Comments:
Neutral – The Parish Council asks that the Planning Officers considered the privacy of neighbouring properties.
- **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).

IPC Comments:

Neutral – The Parish Council has concerns regarding the accuracy of the planning and the proximity to the Electric Sub-station.

- **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.

IPC Comments:

Neutral - notes that this property is on the Heritage Asset list (No 35) of The Ivers Neighbourhood Plan and Policy IV4 applies. It feels the plans are inadequate to demonstrate the height of the development. The Parish Council also notes that (Unitary) Councillor Matthews will call this application to the Planning Committee meeting.

- **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.

IPC Comments:

Neutral – No comments

- **PL/24/1625/FA (*)**

9 Richings Way Iver Buckinghamshire SL0 9DA

Demolition of existing 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.

IPC Comments:

Neutral - notes that Policy IV4 of The Ivers Neighbourhood Plan applies. It further notes that the property is listed on the Heritage Assets of the Neighbourhood Plan (No. 31).

- **PL/24/1194/FA (Amended Plans) (*)**

77 Wellesley Avenue Iver Buckinghamshire SL0 9BP

Installation of a 12KW domestic Air Source Heat Pump.

IPC Comments:

Neutral – notes consideration should be given to noise.

- **PL/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.

IPC Comments:

Neutral - notes that this property is within the Green Belt and supports the need for an Impact Assessment to be carried out.

- **PL/24/2257/SA (*)**

Former Post Office 9 - 11 Wellesley Avenue Iver Buckinghamshire SL0 9AX

Certificate of lawfulness for proposed loft extension.

IPC Comments:

Objects - notes that Policy IV4 of The Ivers Neighbourhood Plan applies and urges that there is no future opportunity for change of use to a separate habitation or to an HMO.

- **PL/24/1997/FA**
9 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH
Vehicular access.
IPC Comments:
Neutral - no comments. Notes that this is within the green belt.
- **PL/24/2390/FA**
Copse View 1A Uxbridge Road Iver Heath Buckinghamshire SL0 0LR
Single storey rear extension.
IPC Comments:
Neutral - no comments. notes that this is within the green belt.
- **PL/24/2367/FA**
25 - 31 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW
Replacement of current UPVC windows with newer UPVC Windows.
IPC Comments:
Neutral - no comments but would encourage that the colour of the new UPVC windows is the same as the previous ones.
- **PL/24/2184/FA**
2 Old Slade Lane Iver Buckinghamshire SL0 9DR
Single storey rear outbuilding to replace two existing outbuildings.
IPC Comments:
Neutral - no comments but urges that there is no change of use as a separate habitation in the future.
- **PL/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.
IPC Comments:
Neutral - no comments.
- **PL/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.

Resolved: Cllr Cook to provide wording for inclusion in the report.
- **PL/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.

Resolved: Cllr Cook to provide wording for inclusion in the complaint.

136/24

DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Deputy Clerk reported that councillors had received up to date development decisions via the weekly newsletter.
- To receive the following Enforcement Notice from Buckinghamshire Council:
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.
 - Noted as received.
- To receive the following Enforcement Notice from Buckinghamshire Council:
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.
 - Noted as received.
- To receive the following Enforcement Notice from Buckinghamshire Council:
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.
 - Noted as received.
- To receive the following Enforcement Notice from Buckinghamshire Council:
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

- Noted as received.

- To receive the following Enforcement Notice from Buckinghamshire Council:

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

- Noted as received.

137/24 CORRESPONDENCE RECEIVED

- To receive the following notification of an appeal against planning refusal from Buckinghamshire Council:

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.

- Noted as received.

- Committee to consider if it wishes to submit further comments.

138/24 CHAIR'S REPORT

Nothing further to report.

Meeting closed at 8.20pm.

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

Next meeting date: Tuesday 10th September 2024.