

## THE IVERS PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 10 SEPTEMBER 2024 AT 7:00PM

**Committee Members Present:** Cllrs C Beary, K Brown, J Cook, J Rossetti and P Stanhope

**Also in attendance:** Nicole McCaig – Deputy Clerk

#### APOLOGIES FOR ABSENCE

Cllrs M Bhatti, A Burke, S Hutchings and P Kinchin.

#### 154/24 PUBLIC PARTICIPATION

There were no members of the public in attendance at the meeting.

#### 155/24 DECLARATIONS OF INTEREST

- a) Cllr Rossetti declared a non-pecuniary interest in the application at 12 Pinewood Close PL/24/2701/FA.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

#### 156/24 MINUTES

**Resolved** that:

The Minutes of the Planning Committee meeting held on the 13<sup>th</sup> August 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.

#### 157/24 MOTORWAY SERVICE AREA (MSA)

Nothing further to report.

#### 158/24 DATACENTRE APPLICATIONS

Cllr Cook reported that an appointment with the developer, Cyrus One, is still to be arranged and this could include members of the Residents' Associations if the developer agrees.

##### **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:** The Parish Council have concerns regarding: the inclusion of the house, which is to be demolished as part of the plans; the environmental impact due to planned felling of mature trees along Sevenhills Road; and non-

compliance with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).

**Resolved** to add to the next Planning Committee agenda and make further detailed comments following the meeting with the developer.

#### **159/24      PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS**

- **PL/24/2664/CONDA**  
**Heatherden Hall Pinewood Studios Pinewood Road Iver Heath**  
**Buckinghamshire SL0 0NH**  
Approval of condition 3 roof safety systems) of planning permission PL/22/4134/HB - Listed building consent for proposed roof repair and replacement works.  
**IPC Comments:** No comment.
- **PL/24/2719/CONDA**  
**Heatherden Hall Pinewood Studios Pinewood Road Iver Heath**  
**Buckinghamshire SL0 0NH**  
Approval of condition 2 (internal plaster) of planning permission PL/23/3928/HB - Listed building consent for first and second floor refurbishment work including replacement of existing carpet tiles with new floor finish ,new toilet layout including demolition of wall, demolition of one wall between two rooms on the second floor, removal of modern grid ceiling on first floor and re-wiring and electrical upgrades new lighting scheme for second and first floor.  
**IPC Comments:** No comment.

#### **160/24      UXBRIDGE MOOR SUBSTATION**

Nothing further to report.

#### **161/24      COMMERCIAL PLANNING APPLICATIONS RECEIVED**

- **PL/24/2536/PNC (\*)**  
**Calves Lane Farm Bellswood Lane Iver Buckinghamshire SL0 0LU**  
Prior notification under Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Change of use of 2 agricultural buildings to a flexible B8 storage use.

The Committee discussed:

- Danger to the community using the pick your own farm posed by HGV movements.
- The access road is dangerous and cannot cope with HGVs.
- There is existing development creep on the site.

**IPC Comments:** The Parish Council **object** due to: the land being agricultural land and the proposal is a significant change which impacts the openness of the green belt contradicting the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt). The change of use would also be contrary to the adopted Ivers Neighbourhood Plan Policy IV9(B) which states the Parish Council will not support proposals that will lead to an increase in HGV movements that would have an unacceptable impact on highway safety, or which would result in a severe cumulative impact on the road network movements.

The Parish Council supports the Environmental Officer's concerns regarding noise nuisance to neighbours.

The Parish Council disputes the Highways Officer's claim that there would be no material impact on the safety and operation of the highway – as a road sign (at the entrance to Bellswood Lane from Wood Lane) states the road as not suitable for HGVs (see image at: [https://www.google.com/maps/@51.524797,-0.5278724,3a,23.2y,289.67h,84.29t/data=!3m6!1e1!3m4!1sLWow8KbjhNzKld-PMk7LIA!2e0!7i16384!8i8192?entry=ttu&q\\_ep=EgoyMDI0MDkwOC4wIKXMDSoASAFQAw%3D%3D](https://www.google.com/maps/@51.524797,-0.5278724,3a,23.2y,289.67h,84.29t/data=!3m6!1e1!3m4!1sLWow8KbjhNzKld-PMk7LIA!2e0!7i16384!8i8192?entry=ttu&q_ep=EgoyMDI0MDkwOC4wIKXMDSoASAFQAw%3D%3D)).

The Parish Council request the Planning Officer reviews the existing uses actually occurring at this site as the Parish Council believe they differ from the uses stated in the planning application.

**Resolved** to inform Planning Enforcement Lead, Stephanie Penny, so she can investigate issues on site when investigating other issues in the area.

162/24

## RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/2491/FA**

- Land To The Rear Of 12 North Park Iver Buckinghamshire SL0 9DJ**

- Proposal to build a new 4 bedroom detached house with a detached garage, with associated landscaping, bin stores.

- IPC Comments:** The Parish Council wish to raise a concern that the existing property (at 12 North Park) is listed in the adopted Ivers Neighbourhood Plan as a heritage asset – Appendix D, Ref no. 29 and request the Planning Officer ensures no work impinges on the existing property.

- The Parish Council supports the neighbour's statement regarding loss of privacy.

- If minded to approve, the Parish Council request that the mature trees are reinstated and the new dwelling is ancillary to the main dwelling and is not for separate and permanent habitation.

- **PL/24/2431/SA (\*)**

- 11 Marina Way Iver Buckinghamshire SL0 9JR**

- Certificate of Lawfulness for proposed creation of a vehicular access and driveway for a single dwellinghouse.

- IPC Comments:** No comment.

- **PL/24/2443/FA (\*)**

- 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.

- IPC Comments:**

- The Parish Council supports the condition included in the Highways response dated 3<sup>rd</sup> September 2024.

- If minded to permit, the Parish Council request a condition is included to ensure the bungalow is ancillary to the main dwelling and is not for separate and permanent habitation.

- **PL/24/2433/FA (\*)**

- Iver Lodge Cottage Bangors Road South Iver Buckinghamshire SL0 0AA**

- Single storey side 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 and complies with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).

- **PL/24/2353/FA (\*)**  
**Holly Cottage 50 High Street Iver Buckinghamshire SL0 9NG**  
New vehicular access.  
**IPC Comments:** The Parish Council **object** due to road safety concerns given the close proximity of the property to a zebra crossing. The Parish Council therefore request that Highways conduct an assessment.  
The Parish Council request the Planning Officer notes a Traffic Management Plan has been approved in the area and this planning application needs to be considered in light of this.
- **PL/24/2572/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: One single storey rear extensions (depth extending from the original rear wall of 8.0 metres, maximum height 2.6 metres, eaves height 2.6 metres).  
**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 and complies with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).
- **PL/24/2571/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 8.0 metres, maximum height 2.6 metres, eaves height 2.6 metres).  
**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 and complies with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).
- **PL/24/2579/FA**  
**10 Cedar Close Iver Heath Buckinghamshire SL0 0QX**  
Single storey side extension, garage conversion and small front extension to connect the house to the garage.  
**IPC Comments:** No comment.
- **PL/24/2676/SA**  
**78 Bathurst Walk Iver Buckinghamshire SL0 9EG**  
Certificate of Lawfulness for proposed green heat source pump to the side elevation.  
**IPC Comments:** The Parish Council supports the use of green technology.
- **PL/24/2620/FA**  
**The Elms Bangors Road North Iver Heath Buckinghamshire SL0 0BQ**  
Two single storey side extensions one to provide ground level bedroom accommodation for accessibility and one to provide a swimming pool complex and gym.

**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/24/2601/FA**  
**Woodstock 1A The Poynings Iver Buckinghamshire SL0 9DS**  
Part three storey / part single storey side/rear extension, solar panels, garage conversion, loft conversion with roof redesign and rear dormer, internal alterations and all associated works.  
**IPC Comments:** No comment.
- **PL/24/2555/CONDA**  
**25 Richings Way Iver Buckinghamshire SL0 9DA**  
Approval of condition 3 (Levels) of planning permission PL/22/4185/FA - Demolition of existing dwelling and erection of detached dwelling.  
**IPC Comments:** No comment.
- **PL/24/2725/FA**  
**Crowther Lodge Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE**  
Single storey front porch extension.  
**IPC Comments:** No comment.
- **PL/24/2701/FA**  
**12 Pinewood Close Iver Heath Buckinghamshire SL0 0QT**  
Erection of a rear timber orangery.  
**IPC Comments:** No comment.

#### **163/24 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 Notice of Appeal Against an Enforcement Notice from Buckinghamshire Council.  
**ES/23/00537/OPHH**  
**61 Bathurst Walk, Iver, Bucks, SL0 9EF**  
Alleged unauthorised erection of a 2 metre high, solid, wrap around electric metal gate, not in keeping with the street scene.
  - Noted as received.

#### **164/24 CORRESPONDENCE RECEIVED**

- To receive the following notification of an appeal against planning refusal from Buckinghamshire Council.  
**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).
  - Noted as received.

- To receive notification, from Historic England, that the criteria for listing the following property are not fulfilled.

**The School House, 138 High Street, Iver**

- Noted as received.

The Committee discussed:

- Objecting to the decision not to list the property as this contradicts the inclusion of the School House as a prominent building in the adopted Ivers Neighbourhood Plan.
- Has the Neighbourhood Plan been taken into consideration (Policy IV3 which endeavours to preserve the character of prominent buildings in Iver Village)?
- When was the Secretary of State consulted?
- The School House forms part of the historic streetscape which includes the neighbouring junior school and houses opposite.
- Registering the property as a community asset.
- Obtaining a statement how the community recalls and values the property.

**Resolved** Cllr Cook and Deputy Clerk to submit a representation, including the above points, by Friday 13<sup>th</sup> September.

- To receive notification, from SP Broadway, of two public exhibition events for the following proposals.

**New homes and facilities on land north of Iver Station (Thorney Business Park)**

- Noted as received.
- Cllr Cook reminded councillors a presentation, from the developer, has been arranged for 18<sup>th</sup> September at 6:30pm.

- To receive notification that Buckinghamshire Council have adopted the RAF Halton Supplementary Planning Document.

- Noted as received.

**165/24**

**CONSULTATION ON PROPOSED REFORMS TO THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

- Committee to consider if it wishes to submit a response to the consultation and to determine a plan for completing the response.

The Committee discussed:

- Colne Valley Regional Park (CVRP) have shared their response to the consultation.
- The Buckinghamshire Council response has also been published online and shared with councillors.
- Parish Council consultation response to address the following areas:
  - First phase of developments to include infrastructure, e.g. GP surgeries.
  - Request description of sustainable, which must include environmental and economic sustainability.

- Better management of the cumulative impact of multiple planning applications/developments.
- Every area to be left with areas of green belt.
- Policy should manage against land banking.
- Design with air quality in mind, no high-density developments in areas of poor air quality.

**Resolved** Cllr Cook to draft a response in support of the CVRP response and to include the above points.

## **166/24 CHAIR'S REPORT**

Cllr Cook encouraged councillors to complete the Buckinghamshire Council air quality consultation.

Cllr Cook clarified that members must lodge planning enforcement breaches, identified by themselves, as an individual and to lodge planning enforcement breaches, identified by residents, as a councillor.

**Resolved:** Cllr Cook and Deputy Clerk to discuss the committee's dissatisfaction with the lack of consideration given to the Neighbourhood Plan, during the planning application process, with the new Planning Services Director.

Meeting closed at 20:21 pm.

Signed by the Chair \_\_\_\_\_ of the Planning Committee Date: \_\_\_\_\_

**Next meeting date:** Tuesday 8<sup>th</sup> October 2024.