

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 12 NOVEMBER 2024 AT 7:00PM

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

Also in attendance: Nicole McCaig – Deputy Clerk

APOLOGIES FOR ABSENCE

Cllrs C Beary and P Kinchin

ABSENT

Cllr M Bhatti

242/24 PUBLIC PARTICIPATION

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

Cllr Burke reported he has received residents' comments regarding the planning application at 80 High Street.

243/24 DECLARATIONS OF INTEREST

- a) Cllr Burke declared a non-pecuniary interest in the applications at Pinewood Studios.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

244/24 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 8th October 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.

245/24 MOTORWAY SERVICE AREA (MSA)

Cllr Cook reported that confirmation had not been received to confirm the MSA application will not be called in, despite the MP reporting it will not be called in. Cllr Cook has requested a copy of Colne Valley Regional Park's (CVRP) written response.

Resolved

- If the Parish Council does not receive information from CVRP regarding when a decision was reached by the Secretary of State that Cllr Cook will write to the government department.

246/24 DATACENTRE APPLICATIONS

Cllr Cook reported that the Woodlands Park Datacentre developer has appealed against the refusal of planning permission. A 5-day inquiry is taking place in December 2024.

Members discussed whether a Parish Council representative should attend the inquiry and whether to encourage residents to attend the inquiry.

Resolved

- Cllrs Cook and Rossetti expressed a wish to attend the inquiry. However, any member of the council may also attend if necessary.
- Cllr Cook/Deputy Clerk to communicate details of the inquiry to residents.

247/24 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- **PL/24/3304/PNTF**

- **Land South Of Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH**

- Prior approval application under Class E, Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the temporary use of land for a period not exceeding 12 months for the purpose of commercial film-making, and the provision on such land for any temporary structures, works, plant or machinery required in connection with that use.

- **IPC Comments:** The Parish Council request that when using lighting towers/floodlights, light spill onto Pinewood Road and neighbouring properties is limited and causes no negative impact to bats.

- **PL/24/3148/CONDA (*)**

- **Five Points Roundabout Junction Of A412, Pinewood Road, Slough Road and Wood Lane Iver Heath Buckinghamshire**

- Approval of condition 3 (Construction environmental management plan) of planning permission PL/21/4074/FA - Enlargement, improvement and signalisation of the Five Points Roundabout and its approaches.

- **IPC Comments:** The Parish Council notes that the impact, during the construction phase, on air quality is not covered in the Construction environmental management plan. The Parish Council also request confirmation of the extent of the temporary speed limit area.

248/24 UXBRIDGE MOOR SUBSTATION

Nothing further to report.

249/24 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/2948/AV (*)**

- **Iver Food & Wine 80 High Street Iver Buckinghamshire SL0 9PJ**

- 3 non illuminated fascia signs and a billboard illuminated by 2 trough downlights.

- **IPC Comments:** The Parish Council object due to; road safety concerns due to proximity of the proposed illuminated signs to a busy roundabout; light pollution for neighbouring properties; out of character with the street scene. The proposal is also contrary to the adopted Ivers Neighbourhood Plan Policy

IV3 – Design in Iver Village, which identifies 80 High Street as the former village store in the policy list of prominent buildings.

250/24 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/3159/FA (*)**
Grasmere 36 Old Slade Lane Iver Buckinghamshire SL0 9DR
Single storey rear extension, first floor side/rear extension, loft with 2 rear dormers and 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/24/3154/FA (*)**
27 Evreham Road Iver Buckinghamshire SL0 0AH
Vehicular access and use of front garden as parking space.
IPC Comments: The parish council request a permeable surface is used to construct the driveway.
- **PL/24/3105/FA (*)**
30 Langley Park Road Iver Buckinghamshire SL0 9QR
Front porch extension.
IPC Comments: No comment.
- **PL/24/3116/FA (*)**
12 The Poynings Iver Buckinghamshire SL0 9DT
Garage conversion with front extension, front porch and first floor side extension including change to main roof slope.
IPC Comments: No comment.
- **PL/24/3064/SA**
Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
Certificate of lawfulness for proposed single storey outbuilding.
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.
The Parish Council request that the planning officer notes green belt policy applies and ensures the development complies with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).
The Parish Council also request a SuDS assessment due to the proximity of the development to the River Colne.
- **PL/24/3021/FA (*)**
8 Iver Lane Iver Buckinghamshire SL0 9LH
Single storey side and rear extension and loft conversion with hip to gable side roof extension, rear dormer and 2 front rooflights.
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/24/3019/SA**
35 Thorney Lane South Iver Buckinghamshire SL0 9AD

Certificate of Lawfulness for proposed construction of a rear garden outbuilding, for use as the family summerhouse, with gym and yoga training area and sauna and children's music and games room, and associated storage.

IPC Comments: The Parish Council object due to noise impact on the neighbour in Bathurst Close. If minded to permit, the Parish Council request a condition is included to ensure the outbuilding is ancillary to the main dwelling, is not for separate and permanent habitation and has no entry via Bathurst Close.

- **PL/24/2658/FA (*)**
68 Bathurst Walk Iver Buckinghamshire SL0 9EG
Part single storey / part two storey rear extension, two storey front infill extension, loft conversion with rear dormer and 2 front and 1 rear rooflights, conversion of side garage to habitable room.
IPC Comments: The Parish Council request the planning officer confirms the proposal does not exceed the property boundary. If minded to permit, the Parish Council request a condition is included to ensure the garage is ancillary to the main dwelling and is not for separate and permanent habitation.
- **PL/24/3251/PNE**
36 Heathway Iver Heath Buckinghamshire SL0 0BZ
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 metres).
IPC Comments: No comment.
- **PL/24/3231/SA**
63 Syke Ings Iver Buckinghamshire SL0 9ES
Certificate of lawfulness for the proposed addition of a side dormer.
IPC Comments: The Parish Council request privacy glass and fixed dormer window to ensure the neighbour's privacy is protected.
- **PL/24/3226/PNE**
63 Syke Ings Iver Buckinghamshire SL0 9ES
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 4.00 metres, maximum height 3.00 metres, eaves height 3.00 metres).
IPC Comments: The Parish Council refer the planning officer to the comment regarding planning application PL/24/3231/SA at the same property.
- **PL/24/3273/SA**
Palmers Moor House Palmers Moor Lane Iver Buckinghamshire SL0 9LG
Certificate of Lawfulness for proposed erection of detached outbuilding following demolition of two existing ancillary structures.
IPC Comments: The Parish Council request that the planning officer notes green belt policy applies and ensures the development complies with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).
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/24/3230/SA**
22 Mansion Lane Iver Buckinghamshire SL0 9RN
 Certificate of lawfulness for proposed demolition of existing single storey rear lobby and creation of new single storey rear extension.
IPC Comments: The Parish Council request that the planning officer notes green belt policy applies and ensures the development complies with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).
- PL/24/3220/SA**
22 Mansion Lane Iver Buckinghamshire SL0 9RN
 Certificate of lawfulness for proposed formation of a new dormer with window on the rear elevation pitched roof to allow conversion of the loft to habitable space.
IPC Comments: The Parish Council request that the planning officer notes green belt policy applies and ensures the development complies with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).
- PL/24/2781/FA**
Willow Cottage Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
 Annex ancillary to main dwelling replacing 3no.off existing garages and indoor swimming pool - utilising existing building and adding a partial first floor over above.
IPC Comments: The Parish Council supports the SuDS assessment and request these are included as conditions of planning permission. If minded to permit, the Parish Council request a condition is included to ensure the annex is ancillary to the main dwelling and is not for separate and permanent habitation.
- PL/24/3330/FA**
9 Linden Close Iver Buckinghamshire SL0 0DG
 Single storey rear extension.
IPC Comments: No comment.

251/24 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.
17/10212/ENCU
Land at 246 Swallow Street, Iver, Buckinghamshire, SL0 0HT
 Without planning permission, the carrying out of operational development comprising the following: a) the erection of three buildings; b) the erection of a fence; c) the creation of hard surfaced areas; and d) the siting of secure storage containers.

 - Noted as received.
 - **Action** May 2025 confirm action in Enforcement Notice has been complied with.

252/24 CORRESPONDENCE RECEIVED

- To receive the following Section 215 Notice from Buckinghamshire Council.
ES/24/00483/S215
80 High Street, Iver, Buckinghamshire, SL0 9PJ
 - Noted as received.
 - **Action** December 2024 confirm action in Section 215 Notice has been complied with.
- To receive the following request for evidence from Buckinghamshire Council.
PL/24/3178/EU
Royal Lodge, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NE
Certificate of lawfulness for the existing development of a residential property - addition of a two storey side extension, attached garage and swimming pool building.
IPC Comments: No evidence is held within the Parish Council records. The Parish Council are aware there are significant gates which cause difficulty in ascertaining what is happening within the property boundary.

253/24 CHAIR'S REPORT

Members discussed the subdivision of land for the creation of separate dwellings, which don't get registered for council tax.

Resolved

- Members to discuss the above issue with contacts at neighbouring parish councils.
- Members to feed back at the next planning committee (add item to December's planning agenda).

Meeting closed at 20:22pm.

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

Next meeting date: Tuesday 10th December 2024.