

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 14 JANUARY 2025 AT 7:00PM

Committee Members Present: Cllrs C Beary, K Brown, S Hutchins, J Rossetti and P Stanhope

Also in attendance: Nicole McCaig – Deputy Clerk

APOLOGIES FOR ABSENCE

Cllrs M Bhatti, A Burke and J Cook

Standing orders were suspended.

330/24 PUBLIC PARTICIPATION

There were 2 members of the public (MoP), residents of Pinewood Close, present at the meeting. They reported that 11a and 11b Pinewood Close are owned by the same person. The properties are not registered separately and are possibly owned by the person who built the properties. The MoPs have not received notification of the planning application. The residents are gathering arguments as to why the location is not suitable for a children's home, such as a lack of local amenities.

Standing orders were resumed.

331/24 DECLARATIONS OF INTEREST

- a) Cllr Hutchins declared a pecuniary interest in the planning application at Penruddock Wood Lane. Cllr Brown declared a non-pecuniary interest in the planning application at 46 Swallowdale.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

332/24 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 10th December 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.

333/24 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/3761/FA**
11B Pinewood Close Iver Heath Buckinghamshire SL0 0QT
Change of use to a children's home (Use Class C2).

The Committee discussed:

- Plan to house children with special needs, aged 11 – 17.
- Concerns regarding a future change of use.

Resolved: to call-in as the residential area is not suitable due to the lack of local facilities, schooling and transport links. The development far too large for a care home as best practice (refer to social services legislation) is for care homes to be family sized homes within an area similar to the area the children come from. The distance to amenities and transport links in the application appear incorrect.

MoPs left the meeting.

334/24 MOTORWAY SERVICE AREA (MSA)

Nothing further to report.

335/24 DATACENTRE APPLICATIONS

- Following the meeting with the Seven Hills Road, Iver Heath Data Centre Project team, Committee to develop responses in relation to application PL/24/2130/FA.
 - The Committee identified the following preferred uses for the landscaped areas:
 - Sufficient access provision for people with disabilities.
 - Sensory gardens for children and young people with autism.
 - To make use of the reclaimed bricks as a feature within the landscaped areas.
 - The Committee agreed the following list of local areas, projects and facilities which the Parish Council considers would benefit from Section 106 monies:
 - Creation of a bridle path and footpath across Denham Road with a suitable crossing.
 - Creation of a cycle path from landscaped areas towards Stag and Hounds pub.
 - Funding to increase and support facilities in Parish Council owned recreation grounds with improved pathways and lighting.
 - Funding support for St Leonard's Mound, Iver Heath Copse, Swallow Street Woodland and Hardings Row Nature Reserve.
- In light of incorrect information being considered previously, to receive the response submitted in December 2024, for the following application.
PL/24/2751/FA
Thorney Business Park Thorney Lane North Iver Buckinghamshire SL0 9HF
New access road, pedestrian route and cycleway with associated landscaping, groundworks, drainage, services and lighting and removal of existing access road.
 - Noted as received.
- **PL/24/3532/OA (*)**
Thorney Business Park Thorney Lane North Iver Buckinghamshire
Outline planning application (all matters reserved except for Access) for demolition of existing buildings and structures and construction of commercial buildings to comprise data centre use, including ancillary office space and

associated plant, equipment and backup generation, car parking, landscaping, new vehicular access and new emergency access route.

IPC Comments: **Object** due to; location in green belt; noise pollution from generators and traffic. If minded to permit, the Parish Council request the design incorporates sunken or partially covered buildings. The Parish Council supports the conditions submitted by Heathrow regarding height limitation and Bird Hazard Management.

- To receive amended plans for the following application:
PL/24/2978/FA
Substation at Thorney Business Park Thorney Lane North Iver Buckinghamshire
Proposed substation and relocation of an existing switchroom and tarmac substation at Thorney Business Park, to include temporary access to substation.
 - Noted as received.

336/24 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- **PL/24/3741/CONDA**
Five Points Roundabout Junction Of A412, Pinewood Road, Slough Road and Wood Lane Iver Heath Buckinghamshire
Approval of condition 2 (construction traffic management plan) of planning permission PL/21/4074/FA - Enlargement, improvement and signalisation of the Five Points Roundabout and its approaches.

The Committee discussed:

- As the Pinewood Liaison Group has been disbanded there is no route for discussions with Pinewood.
- HGV site traffic appears to use Church Road to access M40.
- Lack of pedestrian crossing facilities.

IPC Comments: Due to poor air quality in the area, the Parish Council request that HGV site traffic uses the A412 to join the M4 at Slough. The Parish Council request provision of additional pedestrian crossing facilities and for all site vehicles to be identifiable with details displayed in windscreens.

- **PL/24/3701/DE**
Land South Of Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Application for the approval of reserved matters (landscaping) comprising boundary landscaping adjacent to Pinewood Road submitted pursuant to condition 1 of planning permission PL/20/3280/OA. Details to partially discharge conditions 7, 12, 13 and 32 pursuant to the outline consent.
IPC Comments: The Parish Council request that site vehicles are identifiable with details displayed in windscreens and audible vehicle reversing warnings are within tolerable limits if used at night.

337/24 UXBRIDGE MOOR SUBSTATION

Nothing further to report.

338/24 LICENSE VARIATION APPLICATION RECEIVED

- In light of the consultation closing date, to receive the response submitted in December 2024, for the following application:
PR202412-359326
The North Star, 63-67 Thorney Mill Road, Iver, SL0 9AH
 - Noted as received.
 - Members were informed of a License Hearing on 30th January 2025.

339/24 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/3789/ADJ (*)**
Heathrow Airport Heathrow Hounslow
Consultation from London Borough of Hillingdon on planning application 41573/APP/2024/2838: Enabling works to allow implementation of full runway alternation during easterly operations at Heathrow Airport including the creation of a new 'hold area' at the western end of the northern runway, the construction of new access and exit taxiways, the construction of an acoustic noise barrier to the south of Longford Village and temporary construction compounds.
IPC Comments: The Parish Council requests research into noise pollution and effectiveness of the proposed acoustic noise barrier and an air quality impact study.

340/24 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/3575/FA (*)**
29 Swallow Street Iver Buckinghamshire SL0 0ER
Conversion of garage into utility room.
IPC Comments: 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/24/3568/FA (*)**
Brynawellon Farm Swallow Street Iver Buckinghamshire SL0 9QZ
Replacement dwelling and garage with revised access drive.
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/24/3692/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 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/24/3671/SA**
Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
Certificate of Lawfulness for proposed One single storey outbuilding.
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). 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/24/3660/SA**
7 Post Meadow Iver Heath Buckinghamshire SL0 0DU
Certificate of lawfulness for proposed single storey rear extension with 2 new side windows and a new side door in the existing bungalow.
IPC Comments: No comment.
 - **PL/24/3658/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 and complies with the adopted Ivers Neighbourhood Plan Objective 5.2 (to protect the semirural environment and the green belt).
 - **PL/24/3655/FA (*)**
12 Wood Lane Iver Heath Buckinghamshire SL0 0LQ
Demolition of existing single residential dwelling (use class C3) and erection of replacement single residential dwelling (use class C3) and a flatted block comprising of 7no. units (use class C3), with associated off street car parking, amenity, refuse and cycle storage.
IPC Comments: The Parish Council object due to: overbearing development in the green belt; the development is not in keeping with the street scene and does not comply with the adopted Ivers Neighbourhood plan.
If minded to permit the Parish Council request that the development adheres to the Ivers Neighbourhood Plan Policy IV14 PassivHaus Buildings. The Parish Council requests that the Planning Officer checks that sufficient amenity space and EV charging points are provided. The Parish Council supports Highways and Lead Local Flood Authority responses.
- Considering the high level of objections from residents, the Committee **resolved** to request unitary councillors call-in the application.
- **PL/24/3965/PNE**
4 Wood Lane Iver Heath Buckinghamshire SL0 0LL
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 2.76 metres, eaves height 2.46 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/24/3959/PNE**
12 The Poynings Iver Buckinghamshire SL0 9DT
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: demolition of

existing conservatory and existing single storey rear extension; erection of single storey rear extension (depth extending from the original rear wall of 6.00 metres, maximum height 3.30 metres, eaves height 2.96 metres).

IPC Comments: No comment.

- **PL/24/3833/CONDA**
Land To The North Of Bellswood Lane Bellswood Lane Iver
Buckinghamshire SL0 0LU
Approval of conditions 6 (external lighting) and 7 (boundary treatment, entrance gates, landscape/ecological enhancements) of planning permission PL/20/3455/FA - The use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and utility/day room ancillary to that use.
IPC Comments: No comment.

Cllr Hutchins left the meeting.

- **PL/24/3817/SA**
Penruddock Wood Lane Iver Heath Buckinghamshire SL0 0LG
Proposed self-contained pool house (13.2 x 8.6 x 4m(H)) constructed over existing swimming pool within the residential curtilage of the existing dwelling.
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).

Cllr Hutchins rejoined the meeting.

- **PL/24/3785/CONDA**
46 Syke Ings Iver Buckinghamshire SL0 9EU
Approval of conditions 2 (schedule of materials), 3 (finishing materials), 4 (parking and manoeuvring) and 5 (biodiversity features) of planning permission PL/23/3998/FA - Demolition of existing bungalow and new build residential home.
IPC Comments: No comment.
- **PL/24/3724/FA**
63 Syke Ings Iver Buckinghamshire SL0 9ES
Part two, part single storey side and rear extension.
IPC Comments: No comment.
- **PL/24/3588/FA**
23 Syke Ings Iver Buckinghamshire SL0 9ER
Demolition of garage, part single/part two storey side and rear extension, two storey front extension and new roof with rear dormer window and rear and side rooflights to create habitable loft accommodation. Front boundary treatment with brick wall, railings and gates.
IPC Comments: The Parish Council requests the Planning Officer notes the property is listed in the adopted Ivers Neighbourhood Plan as a heritage asset – Appendix D, ref: 33.
- **PL/25/0006/PNE**
50 Swallow Street Iver Buckinghamshire SL0 0HG

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/24/3361/FA**

48 Syke Cluan Iver Buckinghamshire SL0 9EJ

Demolition of existing dwelling (use class C3) and erection of new 4-bedroom residential dwelling (use class C3) with associated off street parking and private amenity space.

IPC Comments: If minded to permit, the Parish Council request that the development adheres to the Ivers Neighbourhood Plan Policy IV14 PassivHaus Buildings.

- **PL/24/3958/SA**

8 Somerset Way Iver Buckinghamshire SL0 9AF

Certificate of Lawfulness for proposed single storey side extension.

IPC Comments: The Parish Council requests the Planning Officer notes the property is listed in the adopted Ivers Neighbourhood Plan as a heritage asset – Appendix D, ref: 28.

- **PL/24/3827/FA**

46 Swallowdale Iver Heath Buckinghamshire SL0 0EZ

First floor rear extension.

IPC Comments: No comment.

- **PL/24/3802/CONDA**

9 Richings Way Iver Buckinghamshire SL0 9DA

Approval of conditions 2 (schedule of materials), 3 - (finishing materials), 9 - (Ecological Enhancement Strategy) and 10 - (scheme of landscaping) of planning permission PL/24/1625/FA - Demolition of exiting dwelling and erection of self build 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: The Parish Council requests the Planning Officer notes the property is listed in the adopted Ivers Neighbourhood Plan as a heritage asset – Appendix D, ref: 31.

341/24 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Deputy Clerk reported that councillors will receive up to date development decisions via the next weekly newsletter.
- To receive the following Appeal Against an Enforcement Notice from Buckinghamshire Council.

ES/24/00255/COU

Land at Bellswood Farm, Bellswood Lane, Iver, Buckinghamshire, SL0 0LU

Without planning permission, the laying of hardstanding and erection of fencing and gates.

- Noted as received.

342/24 CORRESPONDENCE RECEIVED

- To receive the following notification of an Appeal Against Planning Refusal from Buckinghamshire Council
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.
- Noted as received.
- To receive the following notification of an Appeal Against Planning Refusal from Buckinghamshire Council.
PL/24/2353/FA
Holly Cottage, 50 High Street, Iver, Buckinghamshire, SL0 9NG
New vehicular access.
- Noted as received.
- To receive the following request for evidence from Buckinghamshire Council
PL/24/3702/EU
Copse Hill Farm Southlands Road Iver Buckinghamshire SL0 0PG
Certificate of lawfulness for the existing use of a building as permanent offices (Use class E)
IPC Comments: No evidence is held within the Parish Council records.
- To receive notice of Buckinghamshire Council's Town & Parish Surgery Dates.
- Noted as received.

343/24 WEXHAM DRAFT NEIGHBOURHOOD PLAN CONSULTATION

- To receive an invitation to provide comments on the Pre-Submission Consultation (Regulation 14).
- Noted as received.
- Committee to agree whether to complete the survey.
- Committee to agree a process for formulating a Parish Council response.

Resolved to:

- Support the preparation of The Wexham Neighbourhood Plan.
- Share links to the consultation via Residents Associations and Parish Council social media channels.
- Complete the consultation survey by 15 February, via the Neighbourhood Plan working group.

344/24 PLANNING REFORM – BROWNFIELD LAND

- To receive a government paper on proposals for a 'brownfield passport'.
- To receive the National Association of Local Councils' response to the paper.
- Noted as received.

The Committee discussed:

- Lack of protection for genuine and good quality green belt.

- Identification of green belt land that is actually Brownfield Land always requires a proper survey and environmental impact assessments, in consultation with Parish Councils.
- Support for identifying brownfield land in Neighbourhood Plans.

Resolved to formulate a Parish Council response to the options and questions via a Teams Meeting on the afternoon of Friday 24th January (or other preferred Friday if this isn't convenient).

345/24 SUBDIVISION OF LAND FOR THE CREATION OF SEPARATE DWELLINGS

Nothing currently to discuss.

Resolved to defer to the next Planning Committee meeting.

346/24 CHAIR'S REPORT

Nothing further to discuss.

Meeting closed at 20:24pm.

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

Next meeting date: Tuesday 11th February 2025.