

THE IVERS PARISH COUNCIL

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

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

Also in attendance: Nicole McCaig – Deputy Clerk

APOLOGIES FOR ABSENCE

Cllrs M Bhatti and P Kinchin

285/24 PUBLIC PARTICIPATION

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

286/24 DECLARATIONS OF INTEREST

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

287/24 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 12th November 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.

288/24 MOTORWAY SERVICE AREA (MSA)

Cllr Cook reported that a decision had been made to allow the MSA application to be determined by the local planning authority. The Green Belt Act 1938 allows the Secretary of State to make decisions to allow funds from the sale of Green Belt land to be spent locally. However, Buckinghamshire Council have indicated the funds would be consolidated into their general revenue.

- To receive a copy letter sent by Colne Valley Regional Park (CVRP) to the Ministry of Housing, Communities and Local Government (MHCLG) regarding the decision not to hold an inquiry into the disposal of Green Belt and planning application for a MSA.
 - Noted as received.
- Committee to agree whether the Parish Council supports the call, made by CVRP, for proceeds from the sale of Mansfield Farm to be used locally to relocate Iver Environment Centre and improve what remains of the Colne Valley Regional Park.

Members fully supported the request made by CVRP.

Resolved Cllr Cook to draft a response in support of CVRP, plus inclusion of a request for 15% of funds, in perpetuity from the land lease, to be given to the Parish Council for green belt / open spaces within the parish.

- To receive a copy letter from the MHCLG confirming that the Secretary of State has decided not to call-in the MSA application and that it should be determined by the local planning authority.
- Noted as received.

Resolved Cllr Cook to respond with an email stating the Parish Council, as a consultee, would expect timely notification of any decisions made.

289/24 DATACENTRE APPLICATIONS

Cllr Cook reported that the Court Lane datacentre application has been approved. One condition requires development to commence within 2 years. Court Lane is currently the largest HGV operator in the area.

Cllr Cook reminded members of the upcoming meeting with the Sevenhills Road datacentre project team on 16 December 2024.

290/24 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Nothing further to report.

291/24 UXBRIDGE MOOR SUBSTATION

Cllr Cook has requested an update.

292/24 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/3417/EIASR**
Thorney Park Golf Course Thorney Mill Road Iver Buckinghamshire SL0 9AL
To seek formal confirmation as to whether an Environmental Impact Assessment ('EIA') is required in respect of a full planning application for the extension of the existing clubhouse to form a driving range, reconfiguration of the golf course and formalisation of the use of the temporary car parking.
IPC Comments: Decided prior to planning committee.
- **PL/24/3364/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 agricultural building to storage (use class B8).
IPC Comments: The Parish Council **object** due to; impact of the proposed infrastructure on agricultural and green belt land; impact on visual character and amenity of the area; noise disturbance to neighbouring residential properties. Due to the existing damage caused by HGVs to the Bellswood Lane road surface the Parish Council request a Highways Assessment. The adopted Ivers Neighbourhood Plan Policy IV9 to reduce HGVs applies.

- **PL/24/2978/FA (*)**
Substation at Thorney Business Park Thorney Lane North Iver Buckinghamshire
Proposed substation and relocation of an existing switchroom.
IPC Comments: The Parish Council supports the conditions in the Environmental Health report and supports the request of the Ecology Officer for further photographic evidence to make a full assessment. The Parish Council request active management of air quality during the construction phase.
- **PL/24/3321/FA**
Post Office 9 - 11 Wellesley Avenue Iver Buckinghamshire SL0 9AX
Conversion of existing garage and 1no. 2 bed flat into 2 retail units and 2 studio flats with first floor extension over garage to form a third studio flat.
IPC Comments: The Parish Council request the planning officer notes that the adopted Ivers Neighbourhood Plan Policies IV4 (Design in Richings Park) and IV14 (PassivHaus Buildings) apply. Also to note the property is listed as a Heritage Asset (reference no. 23) in the adopted Ivers Neighbourhood Plan.

293/24 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/24/3479/FA**
8 Somerset Way Iver Buckinghamshire SL0 9AF
Single storey side and part rear extension.
IPC Comments: The Parish Council request the planning officer notes that the adopted Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies. Also to note the property is listed as a Heritage Asset (reference no. 28) in the adopted Ivers Neighbourhood Plan.
- **PL/24/3394/FA**
197 The Parkway Iver Heath Buckinghamshire SL0 0RQ
Front/side double storey infill extension and part two storey/part first floor/part single storey rear extension.
IPC Comments: The Parish Council request the planning officer notes that the adopted Ivers Neighbourhood Plan Policies IV2 (Design in Iver Heath) which identifies The Parkway as an Area of Special Character and IV14 (PassivHaus Buildings) apply. Also to note that many of the existing extensions quoted as setting a precedent in the Design & Access Statement predate the adopted Ivers Neighbourhood Plan.
- **PL/24/3340/FA (*)**
7 St James Walk Iver Buckinghamshire SL0 9EN
Part single part double storey side and rear extension, first floor side extensions, garage conversion into habitable room and loft conversion with raising of roof and 2 front, 2 rear and 5 side rooflights.
IPC Comments: The Parish Council request the planning officer notes that the adopted Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies. Also to note the property is listed as a Heritage Asset (reference no. 28) in the adopted Ivers Neighbourhood Plan.
- **PL/24/3391/FA (*)**
105 Bathurst Walk Iver Buckinghamshire SL0 9EF
Erection of a garden room.

IPC Comments: The Parish Council wish to highlight the neighbours' concern regarding the position and height of the proposed garden room and its impact on their privacy. If minded to permit, the Parish Council request a condition is included to ensure the garden room is ancillary to the main dwelling and is not for separate and permanent habitation.

294/24

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 Appeal Against an Enforcement Notice from Buckinghamshire Council.

17/10212/ENCU

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.

- To receive the following Appeal Against an Enforcement Notice from Buckinghamshire Council.

18/10110/ENCU

Maple Cottage and Land to Rear, Billet Lane, Iver, Buckinghamshire, SL3 6DG

Without planning permission, the material change of use of the Land to a mixed use (sui generis) comprising of a caravan site for residential purposes by virtue of the stationing caravans and the use of the Land for vehicle repairs and to facilitate the unauthorised mixed use the undertaking of operational development comprising the laying of hardstanding.

- Noted as received.

Resolved The Parish Council supports the enforcement action due to; the land previously being open fields therefore the development breaches the adopted Ivers Neighbourhood Plan Policy IV1 (to protect Gaps and Corridors of Significance); There are no special circumstances for building in the green belt; the development does not comply with the adopted Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings). The Parish Council requests the Enforcement Officer notes there is no drainage infrastructure which is leading to environmental damage.

- To receive the following Appeal Against an Enforcement Notice from Buckinghamshire Council.

ES/24/00140/OPDEV

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

Appeal against 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 without planning permission.

- Noted as received.

Resolved The Parish Council supports the enforcement action due to; the development breaches the adopted Ivers Neighbourhood Plan Policy IV1 (to protect Gaps and Corridors of Significance); There are no special circumstances for building in the green belt. The Parish Council requests the Enforcement Officer notes there is no drainage infrastructure which is leading to environmental damage.

295/24 CORRESPONDENCE RECEIVED

- To receive the following request for evidence from Buckinghamshire Council.
PL/24/3367/EU (*)
Lossie Nurseries, Langley Park Road, Iver, Buckinghamshire, SL0 0JQ
Certificate of lawfulness for existing mixed use of the land as a residential caravan site, erection and use of building as independent residential dwelling, and operational development for building works.
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.

Resolved to request a meeting on 5 February 2025 to discuss the following:

1. Developments that are being allowed under permitted development which contradict the adopted Ivers Neighbourhood Plan design codes and heritage asset policy i.e. 32 Pinewood Green (Cllr Cook to advise of additional planning application reference). Cllrs Cook and Rossetti to attend.
2. Development at Calves Lane Farm, Bellswood Lane to highlight the need for Highways assessments and input as the Highways report, which states the application would not lead to detrimental implications for the road safety, is incorrect. Cllrs Cook and Hutchings to attend.

296/24 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.

Resolved Cllr Cook to send suggested responses to stimulate discussion via email and consider further at January 2025 planning committee.

297/24 SUBDIVISION OF LAND FOR THE CREATION OF SEPARATE DWELLINGS

Nothing to discuss.

Resolved to carry forward to January 2025 planning agenda.

298/24 CHAIR'S REPORT

Nothing further to discuss.

Meeting closed at 8:05pm.

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

Next meeting date: Tuesday 14th January 2025.