

# THE IVERS PARISH COUNCIL

6<sup>th</sup> February 2025

## To all Members of the PLANNING COMMITTEE

You are hereby summoned to attend the meeting of the **Planning Committee of The Ivers Parish Council** to be held on **Tuesday 11 February 2025** commencing at **7.00pm**. This meeting will be held at The Parish Council Offices (45B High Street, Iver, SL0 9ND) for the purpose of transacting the following business.

A number of planning application consultations closed before the date of this meeting. Therefore a request, to Buckinghamshire Council's Planning Team, was submitted requesting an extension for The Ivers Parish Council's comments. The affected planning applications have been identified in sections 7, 10 and 11 with an \*.

Kind Regards,

*Shaun Fishenden*

**Shaun Fishenden PSLCC**  
**Clerk & Responsible Financial Officer**

---

## AGENDA

### 1. APOLOGIES FOR ABSENCE

### 2. PUBLIC PARTICIPATION

An Open Session will be held for members of the public who may ask questions or submit comments about Agenda items/Planning applications detailed below. Each person will usually be limited to three minutes. Duration of this part of the meeting usually to be no longer than fifteen minutes.

### 3. DECLARATIONS OF INTEREST

- a) To note any declaration of interest made by Members in connection with an Agenda item. Members to specify the nature of the interest;
- b) To receive any written requests for dispensations for disclosable pecuniary interests;
- c) To grant any requests for dispensation as appropriate.

### 4. MINUTES

To consider and approve the minutes of the meeting held on 14<sup>th</sup> January 2025 - see Appendix 4.

### 5. MOTORWAY SERVICE AREA (MSA) AND MINERAL EXTRACTION

- To receive updates.

### 6. DATA CENTRE APPLICATIONS

- To receive updates.

### 7. LAND NORTH OF IVER STATION (THORNEY BUSINESS PARK)

- To receive updates.
- To consider and comment on the following applications:
  - a) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSV6TESM0H00PL/24/3924/FA> (\*)  
**Substation at Thorney Business Park Thorney Lane North Iver**  
**Buckinghamshire**  
Proposed substation at Thorney Business Park.

- b) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?keyVal=SOSSTFESM0200&activeTab=summary>  
**PL/24/3919/FA**  
**Thorney Business Park Thorney Lane North Iver Buckinghamshire**  
 Construction of vehicle commuter car park with associated access and landscaping.
- c) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQSS7RESFL600>  
**PL/25/0237/CONDA**  
**Thorney Business Park Thorney Lane North Iver Buckinghamshire**  
 Approval of condition 6 (Construction Traffic Management Plan (CTMP)) of planning permission PL/22/1710/FA - New access road to Thorney Business Park, new estate road to remaining industrial site, pedestrian route and cycleway, new landscaping, associated groundworks, drainage, services, lighting and removal of existing access road.
- d) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQSS8JESFL800>  
**PL/25/0238/CONDA**  
**Thorney Business Park Thorney Lane North Iver Buckinghamshire**  
 Approval of condition 3 (tree constraints plan and method statement) of planning permission PL/22/1710/FA - New access road to Thorney Business Park, new estate road to remaining industrial site, pedestrian route and cycleway, new landscaping, associated groundworks, drainage, services, lighting and removal of existing access road.
- e) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQSS6IESFL400>  
**PL/25/0236/CONDA**  
**Thorney Business Park Thorney Lane North Iver Buckinghamshire**  
 Approval of condition 10 (surface water drainage scheme) of planning permission PL/22/1710/FA - New access road to Thorney Business Park, new estate road to remaining industrial site, pedestrian route and cycleway, new landscaping, associated groundworks, drainage, services, lighting and removal of existing access road.

## 8. PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- To receive updates.
- To receive a Pinewood Studios press release regarding a Public Consultation on Future Development Options for the Land to the South of Pinewood Studios – see Appendix 8.
- To consider and comment on the following application:
 

a) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQT35FESFLU00>  
**PL/25/0243/CONDA**  
**Five Points Roundabout Junction Of A412, Pinewood Road, Slough Road and Wood Lane Iver Heath Buckinghamshire**  
 Approval of condition 6 (lighting design strategy) of planning permission PL/21/4074/FA - Enlargement, improvement and signalisation of the Five Points Roundabout and its approaches.

## 9. UXBRIDGE MOOR SUBSTATION

- To receive updates.

## 10. COMMERCIAL PLANNING APPLICATIONS RECEIVED

- To consider and comment on the following application:
 

a) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SO2YCMESLFLM00>  
**PL/24/3756/FA (\*)**  
**Thorney Park Golf Course Thorney Mill Road Iver Buckinghamshire SL0 9AL**

Development of a golf driving range; remodelling of the golf course and formalisation of the use of the temporary overspill car park.

- Following a recent public exhibition, Committee to receive and comment on the adopted Scoping Opinion for the following application:
  - b) <https://publicaccess.buckscc.gov.uk/online-applications/applicationDetails.do?keyVal=SGNP42DS05200&activeTab=summary>  
**SCOP/12/24**  
**Land At And Adjacent Landfill Site Trenches Lane Middle Green Wexham Buckinghamshire**  
Scoping Opinion for sand and gravel extraction and progressive restoration using inert restoration materials to agricultural uses with biodiversity enhancements.

## 11. RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- To consider and comment on the following applications:
  - a) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SO0GZHESLCJ00>  
**PL/24/3728/FA (\*)**  
**56 Slough Road Iver Heath Buckinghamshire SL0 0DT**  
Demolition of conservatory. Single storey rear extension with accommodation above, two storey side extension, changes to roof with additional dormer windows and porch.
  - b) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPARNIESM9R00>  
**PL/24/3966/FA (\*)**  
**3 Swallow Street Iver Buckinghamshire SL0 0HD**  
Single storey front and side extensions, front porch/pergola and detached outbuilding to side (part retrospective).
  - c) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQFNVEESN1Y00>  
**PL/25/0172/PNE**  
**10 Whitehouse Way Iver Heath Buckinghamshire SL0 0HB**  
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 3.10 metres, eaves height 2.95 metres).
  - d) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPPKZGESMHX00>  
**PL/25/0021/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.
  - e) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPQ9YCESMJC00>  
**PL/25/0033/FA (\*)**  
**255 Church Road Iver Heath Buckinghamshire SL0 0RF**  
Single storey rear extension that projects to the side of the house.
  - f) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQG4IYESN2O00>  
**PL/25/0176/PNE**  
**1 Little Sutton Lane Iver Buckinghamshire SL3 8AN**  
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 2.95 metres).

- g) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQL7VYESFGO00PL/25/0203/PNE>  
**7 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 5.98 metres, maximum height 4.00 metres, eaves height 2.86 metres) and 2 new side windows and a new side door in the existing bungalow.
- h) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQHQTPESN3S00PL/25/0183/CONDA>  
**25 Richings Way Iver Buckinghamshire SL0 9DA**  
 Approval of Condition 6 (full details of the location and methods of renewable, decentralised and low carbon technologies as set out in the Energy Statement by Compliant EPC dated March 2023) and 9 (Ecological Enhancement Plan) of planning permission PL/22/4185/FA - Demolition of existing dwelling and erection of detached dwelling.
- i) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ0P5CESMPI00PL/25/0072/FA>  
**8 Norfolk Close Iver Buckinghamshire SL0 9BG**  
 Single storey rear extension.
- j) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQJOADES0WM00PL/25/0195/FA>  
**39 Leas Drive Iver Buckinghamshire SL0 9RB**  
 Vehicular access and hardstanding.
- k) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQEAJ5ESN0Q00PL/25/0167/OA>  
**Land Adjacent To 148 Swallow Street Iver Buckinghamshire**  
 Outline planning application for the demolition of existing structures and the erection of up to 43 dwellings and associated infrastructure and landscaping (matter to be considered at this stage: access).
- l) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ4UXSESMUJ00PL/25/0127/FA>  
**8 Somerset Way Iver Buckinghamshire SL0 9AF**  
 Proposed single storey side and rear extensions and first floor rear extension.
- m) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQUA1ESFN900PL/25/0258/PNE>  
**197 The Parkway Iver Heath Buckinghamshire SL0 0RQ**  
 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 3.11 metres, eaves height 3.00 metres).
- n) <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQJ7QJESN4R00PL/25/0192/FA>  
**Longbridge Nurseries Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE**  
 Demolition of existing dwelling house, detached garage, workshop, and associated structures and erection of self-built two-storey detached replacement dwelling and associated works.

## **12. DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

- a) Deputy Clerk to report on weekly development decision notifications.

## **13. CORRESPONDENCE RECEIVED**

- a) To receive the following notification of an Appeal Against Planning Refusal from Buckinghamshire Council – see Appendix 13a.  
**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.
- b) To receive the following request for evidence from Buckinghamshire Council – see Appendix 13b.  
**PL/25/0165/EU**  
**34 Old Slade Lane Iver Buckinghamshire SL0 9DR**  
Certificate of lawfulness for the use of the existing outbuilding as a residential annex in connection with the main house (Use Class C3).
- c) To receive the following notification of a Strategic Sites Committee from Buckinghamshire Council to consider the following application – see Appendix 13c.  
**PL/24/0449/FA**  
**Iver Sub Station (Uxbridge Moor), Slough Road, Iver Heath, Buckinghamshire SL0 0ED**  
Erection of 132kV and 400kV GIS substations including six 460 MegaVolt Ampere (MVA) super grid transformers, gantries, office block, contractor compound, diesel generator, internal access roads, parking, drainage, lighting and cctv, permanent access road, bridge crossing, landscaping and biodiversity enhancement, and fencing.

## **14. PLANNING REFORM – BROWNFIELD LAND**

- a) To receive a draft Parish Council response to the government paper on proposals for a 'brownfield passport' – see Appendix 14a.
- b) To make any amendments/additions necessary and to finalise the response for submission.

## **15. SUBDIVISION OF LAND FOR THE CREATION OF SEPARATE DWELLINGS**

- a) Members to provide an oral report of their discussions with neighbouring parish councils.
- b) Committee to agree any actions necessary.

## **16. CHAIR'S REPORT**

**Planning Committee:** Cllrs C Beary, Chair and P Kinchin, Vice Chair (ex officio), M Bhatti, K Brown, A Burke, J Cook, S Hutchins, J Rossetti and P Stanhope

**Copies to:** Cllrs S Bhachu, V Gupta, W Matthews, M Sullivan and G Young

Date of next meeting: Tuesday 11<sup>th</sup> March 2025 at 7:00pm, location: Parish Council Offices, 45B High Street, Iver, SL0 9ND