

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 11 FEBRUARY 2025 AT 7:00PM

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

Also in attendance: Cllr Graham Young and Nicole McCaig – Deputy Clerk

APOLOGIES FOR ABSENCE

Cllrs M Bhatti and J Rossetti

381/24 PUBLIC PARTICIPATION

At 19:00pm the Chair invited the meeting to suspend Standing Orders and asked for questions or comments from members of the public present.

There were 5 members of the public (MoPs), residents of Swallow Street, in attendance at the meeting regarding the application at Land Adjacent to 148 Swallow Street. Residents highlighted:

- Flooding issues and following rainfall, water runs down Swallow Street and drainage overflows.
- The National Planning Policy Framework (NPPF) states that areas with a high risk of flooding shouldn't be built on.
- Water will need pumping to remove it from site.
- The land is Green Belt and supports habitat for bats, foxes and deer.
- The NPPF states that the natural environment and biodiversity should be enhanced.
- Iver is a semi-rural village and additional, high-density housing would encroach on the open space which currently creates a buffer between local towns such as Slough and Uxbridge.
- The local school and GP infrastructure cannot cope with additional residents.
- Each new home will have multiple vehicles. Increasing the level of vehicles will create parking overspill onto Swallow Street.

Cllr Young gave information about the outbuilding at 34 Old Slade Lane. Planning permission was applied for in August 2015 as a games/snooker room and bar. Planning permission included a condition that the outbuilding should only be used ancillary to the main dwelling and not for residential use. Therefore, the outbuilding has not yet been in use for 10 years and is in breach of planning permission if it has been used for residential use.

At 19:06pm standing orders were resumed.

382/24 DECLARATIONS OF INTEREST

- a) Cllr Hutchins declared a non-pecuniary interest in the planning application at Land Adjacent to 148 Swallow Street. Cllr Burke declared a non-pecuniary interest in the applications at Pinewood Studios. Cllr Cook declared a non-pecuniary interest in the application at 255 Church Road.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

383/24 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 14th January 2025, 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.

384/24 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/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).

IPC Comments: **Call-in** due to the following **Objections:** the development would be located on good quality Green Belt and contradicts the adopted Ivers Neighbourhood Plan. There are no statements regarding the Neighbourhood Plan's requirement for PassivHaus standards and little consideration has been given to the Neighbourhood Plan policies other than in Highways.

The land is at risk of flooding.

The vehicular entrance to the new development is dangerous and the highways assessment of the area is poor.

The Parish Council have concerns regarding transport movements contained in the report.

There is no bat assessment in the biodiversity report.

High levels of light pollution would affect Wood Lane due to the scale of the development.

The development changes the character of the area and has a cumulative negative impact when considered alongside the level of other proposed developments in the parish, which is a semi-rural location.

There is insufficient and unrealistic parking provision.

The Parish Council wish to highlight that so far, there has been limited developer engagement with residents and no engagement with the Parish Council.

Resolved: Cllr Cook to request unitary councillors consider calling-in the application.

19:25pm MoPs left the meeting.

385/24 MOTORWAY SERVICE AREA (MSA)

Cllr Cook reported that a response had been received from the Ministry of Housing, Communities & Local Government which will be forwarded to the Committee. The correspondence confirms the Secretary of State's decision to grant consent for the disposal of the land and Buckinghamshire Council will have the responsibility to make the decision where to spend the money they receive.

Resolved: Cllr Cook to draft correspondence stating that the Section 106 Agreement is not acceptable, and a share of the monies raised by the 99-year land lease should be distributed to the Parish Council.

386/24 DATACENTRE APPLICATIONS

Cllr Cook reported that the Parish Council recently had a positive meeting with the Sequence Data Centre team.

387/24 LAND NORTH OF IVER STATION (THRONEY BUSINESS PARK)

- **PL/24/3924/FA (*)**
Substation at Thorney Business Park Thorney Lane North Iver Buckinghamshire
Proposed substation at Thorney Business Park.
IPC Comments: The Parish Council supports the Environmental Health condition that requires reporting of any unexpected contamination.
- **PL/24/3919/FA**
Thorney Business Park Thorney Lane North Iver Buckinghamshire
Construction of vehicle commuter car park with associated access and landscaping.
IPC Comments: The Parish Council wish to **call-in** the application, with a neutral stance, due to concerns regarding the lack of direct pedestrian connectivity to the station and lack of public transport to the station. The Parish Council request that Buckinghamshire Council impose a condition that ensures the car park is at least 50% operational prior to any further development at Thorney Business Park.
- **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.
IPC Comments: The Parish Council request a condition to ensure no construction traffic before 8am or after 5pm Monday to Friday and no construction traffic on Saturday and Sunday.
- **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.
IPC Comments: No comment.
- **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
IPC Comments: No comment.

388/24 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- To receive a Pinewood Studios press release regarding a Public Consultation on Future Development Options for the Land to the South of Pinewood Studios.
- Noted as received.

- **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.
IPC Comments: No comment.

389/24 UXBRIDGE MOOR SUBSTATION

Cllr Cook reported that the application is proceeding to Buckinghamshire Council Strategic Sites Committee.

390/24 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **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.
IPC Comments: The Parish Council **Object** as the adopted Ivers Neighbourhood Plan Policy IV9 will not support businesses that increase HGV levels. The level of air quality improvement is insufficient as levels still exceed World Health Organisation limits. The Parish Council believes this is dumping by stealth and request a condition to impose testing of imported material. The Parish Council have concerns regarding how routing restrictions will be enforced. The Parish Council request that consideration is given to material coming via the Thorney Sidings Rail Head as an alternative method of arrival.
- Following a recent public exhibition, Committee to receive and comment on the adopted Scoping Opinion for the following application:
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.
IPC Comments: The Parish Council **Object** due to concerns regarding environmental management of water and the impact of displaced water on neighbouring Langley Park Country Park, Grand Union Canal and local fruit growers. The Traffic Management Plan does not give consideration to the adopted Ivers Neighbourhood Plan, particularly regarding the impact of HGV movements on air quality and the local environment. The Parish Council note they were not consulted on the development.

391/24 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **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.

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design.

- **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).

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design. The Parish Council wish to highlight concerns regarding the design and footprint to the front of the house which is not in keeping with the existing street scene.

- **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).

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design.

- **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.

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design. 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/25/0033/FA (*)**

255 Church Road Iver Heath Buckinghamshire SL0 0RF

Single storey rear extension that projects to the side of the house.

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design. The Parish Council request the Planning Officer notes Policy IV2 of the adopted Ivers Neighbourhood Plan applies, which protects the visual appearance of the area and identifies Church Road as an Area of Special Character. It is important that Neighbourhood Plan policies are upheld.

- **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).

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design.

- **PL/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.

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design.

- **PL/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.

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design.

- **PL/25/0072/FA**

8 Norfolk Close Iver Buckinghamshire SL0 9BG

Single storey rear extension.

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design. 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/25/0195/FA**

39 Leas Drive Iver Buckinghamshire SL0 9RB

Vehicular access and hardstanding.

IPC Comments: No comment.

- **PL/25/0127/FA**

8 Somerset Way Iver Buckinghamshire SL0 9AF

Proposed single storey side and rear extensions and first floor rear extension.

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design.

- **PL/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).

IPC Comments: The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design. The Parish Council request the Planning Officer notes Policy IV2 of the adopted Ivers Neighbourhood Plan applies, which protects the visual appearance of the area and identifies The Parkway as an Area of Special Character. It is important that the Neighbourhood Plan policy is upheld.

- **PL/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.

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). The Ivers Neighbourhood Plan Policy IV14 (PassivHaus Buildings) applies which requires all developments to be 'zero carbon ready' by design.

392/24 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- The Deputy Clerk reported that councillors had received up to date development decisions via the weekly newsletter.

393/24 CORRESPONDENCE RECEIVED

- To receive the following notification of an Appeal Against Planning Refusal from Buckinghamshire Council.

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.

- Noted as received.

- To receive the following request for evidence from Buckinghamshire Council.

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).

- Parish Councillors noted that planning permission was applied for in August 2015 for use as a games/snooker room and bar. Planning permission was granted in October 2015 which included a condition that the outbuilding is only to be used ancillary to the main dwelling and not for residential use. If the outbuilding has been used as a residential annexe it is in breach of the planning permission conditions.

Resolved to: report to Planning Enforcement.

- To receive the following notification of a Strategic Sites Committee from Buckinghamshire Council to consider the following application.
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.
- Noted as received.

394/24 PLANNING REFORM – BROWNFIELD LAND

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

Resolved to submit the response with the following amendments:

- Questions 2 and 6 – replace should with must.
- Question 4 - change Local policy needs to also play a role to Local policy needs to be the driver of planning.

395/24 SUBDIVISION OF LAND FOR THE CREATION OF SEPARATE DWELLINGS

Nothing to discuss.

396/24 CHAIR'S REPORT

Nothing further to discuss.

Meeting closed at 20:26pm.

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

Next meeting date: Tuesday 11th March 2025.