

THE IVERS PARISH COUNCIL

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

Committee Members Present: Cllrs A Burke, J Cook, S Hutchins, J Rossetti and P Stanhope

Also in attendance: Nicole McCaig – Deputy Clerk

APOLOGIES FOR ABSENCE

Cllrs C Beary, K Brown and G Young

ABSENT

Cllr M Bhatti

441/24 PUBLIC PARTICIPATION

There were no members of the public present.

442/24 DECLARATIONS OF INTEREST

- a) Cllr Rossetti declared a non-pecuniary interest in the application at 62 Pinewood Green. Cllr Burke declared a non-pecuniary interest in the application at Pinewood Studios. Cllr Hutchins declared a pecuniary interest in the planning application at Penruddock Wood Lane.
- b) No written requests for dispensations for disclosable pecuniary interests were received.
- c) No dispensations were granted.

443/24 MINUTES

Resolved that:

The Minutes of the Planning Committee meeting held on the 11th February 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.

444/24 MOTORWAY SERVICE AREA (MSA)

Cllr Cook reported that Buckinghamshire Council now need to confirm that it accepts it will determine the outline planning application. Following any planning approval, there will be subsequent applications to finalise the detail of the development.

445/24 DATACENTRE APPLICATIONS

Cllr Cook reported that councillors have had sight of a letter from a member of the public regarding the Cyrus One application. Cyrus One gave Buckinghamshire Council a deadline of 11 March to determine the application. A decision is currently awaited whether Cyrus One will take the application to the Secretary of State.

Resolved: Cllr Cook to contact Cyrus One to request an application status update.

446/24 LAND NORTH OF IVER STATION (THRONEY BUSINESS PARK)

Nothing further to report.

447/24 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- **PL/25/0311/CONDA**
Land South Of Pinewood Studios Pinewood Road Iver Heath
Buckinghamshire SL0 0NH
Approval of conditions 7 (updated illustrative masterplan), 12 and 13 (details within reserved matters for each element) and 32 (energy) of planning permission PL/20/3280/OA - Outline planning permission with all matters reserved (except for principal points of access) for the phased development of a screen industries global growth hub of up to 750,000 sq ft (70,000 sq m) comprising:
 - A visitor attraction of 350,000 sq ft comprising a series of buildings
 - 350,000 sq ft of film production buildings (including sound stages, workshops, offices and an external film backlot)
 - Education and business hub (50,000 sq ft)
 - Associated parking and servicing
 - Green Infrastructure**IPC Comments:** No comment.

448/24 UXBRIDGE MOOR SUBSTATION

Cllr Cook provided an update on the outcome of the Buckinghamshire Council Strategic Sites Committee regarding application PL/24/0449/FA.

- Planning approval was granted. The National Grid will buy part of the site that they do not own.
- Community groups will be able to apply for grants from the community fund.

Resolved: To request an update meeting in April.

449/24 COMMERCIAL PLANNING APPLICATIONS RECEIVED

- **PL/25/0397/CONDA**
The Bull Inn 7 High Street Iver Buckinghamshire SL0 9ND
Approval of condition 11 (Construction Traffic Management Plan (CTMP) of planning permission PL/20/2498/FA - Conversion of existing A3 restaurant with C4 residential above to C3 residential. Including 2 storey side extension to form 6 no flats. Conversion and 2 storey side extension to associated stables to form 2 no. duplex. Conversion of existing timber outbuilding to form bike store. New 3 storey building to form 4 no flats. Total of 12 new dwellings.
IPC Comments: The Parish Council note there is very little provision for construction worker vehicle parking on site (only 4 spaces). The Parish Council request that hours of operation and deliveries to site are limited to Monday to Friday 8am to 4pm. The Parish Council wish to highlight concerns about the proximity of high risk areas to the pavement. The Parish Council request further information on how falling debris will be managed given the insufficient walkway and how noise, dust and parking will be managed.
- **PL/25/0504/SA**

Iver Water Treatment Works Court Lane Iver Buckinghamshire SL0 9HL
Certificate of lawfulness for proposed installation of above and below ground water infrastructure at Affinity Water Ltd's existing operational site.
IPC Comments: No comment.

450/24 RESIDENTIAL PLANNING APPLICATIONS RECEIVED

- **PL/25/0294/FA (*)**
89 Bathurst Walk Iver Buckinghamshire SL0 9EF
Single storey front garage extension, floor plan redesign and all associated works.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).
- **PL/25/0312/SA**
24 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ
Certificate of Lawfulness for proposed vehicular access to create a secondary vehicle access to application site.
IPC Comments: No comment.
- **PL/25/0279/FA (*)**
88 Ashford Road Iver Heath Buckinghamshire SL0 0QF
Conversion of existing garage to habitable room with associated internal changes and new window to replace existing garage door.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings). 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/25/0339/PNE**
23 The Poynings Iver Buckinghamshire SL0 9DS
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 3.00 metres, eaves height 3.00 metres).
IPC Comments: No comment.
- **PL/25/0348/FA**
27 Slough Road Iver Heath Buckinghamshire SL0 0DN
Roof extension with two front and one rear dormers, additional side windows and alteration to some windows/doors.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).

Cllr Hutchins left the meeting.

- **PL/25/0412/SA**
Penruddock Wood Lane Iver Heath Buckinghamshire SL0 0LG
Certificate of lawfulness for proposed self-contained Pool House [13.2 x8.6 x 4m(H)] constructed over existing swimming pool within the residential curtilage of the existing dwelling.

IPC Comments: No comment.

Cllr Hutchins rejoined the meeting.

- **PL/25/0366/FA**
108 Ashford Road Iver Heath Buckinghamshire SL0 0QF
First floor side extension including front dormers and part first floor rear extension.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).
- **PL/25/0409/FA**
14 Iver Lane Iver Buckinghamshire SL0 9LH
Single storey side/rear infill extension.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings) and Objective 5.2 (to protect the semirural environment and the green belt).
- **PL/25/0464/PNE**
62 Pinewood Green Iver Heath Buckinghamshire SL0 0QH
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/25/0373/FA**
Old Slade Farm 41 Old Slade Lane Iver Buckinghamshire SL0 9DX
Demolition of four existing buildings and removal of hardstanding. Erection of three detached dwellings, creation of associated hard and soft landscaping and roadway.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).
- **PL/25/0473/SA**
Palmers Moor House Palmers Moor Lane Iver Buckinghamshire SL0 9LG
Erection of detached outbuilding following demolition of two existing ancillary structures.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings) and 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/25/0434/FA**
5 Langley Park Road Iver Buckinghamshire SL0 9QJ
Part two, part single, part first floor rear extension.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings).

- **PL/25/0074/FA**
Coppins Lodge Bangors Road South Iver Buckinghamshire SL0 0AU
Rebuilding of boundary wall. New brick wall and replacement of old to 2.2m high and extending existing vehicular access.
IPC Comments: The Parish Council request that the same bricks/materials, as the existing wall, are used for the rebuild and replacement wall.
- **PL/25/0515/FA**
43 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH
Detached Outbuilding.
IPC Comments: If minded to permit the Parish Council request the development complies with the Ivers Neighbourhood Plan Policies including Policy IV14 (PassivHaus Buildings) and 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.

451/24 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

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

452/24 CORRESPONDENCE RECEIVED

- To receive a Heathrow Airport announcement regarding the upgrade of existing infrastructure.
 - Noted as received.
- To receive the following request for evidence from Buckinghamshire Council.
PL/25/0456/EU
Copse Hill Farm, Southlands Road, Iver. SL0 0PG
Certificate of lawfulness for the existing use of former stables building as two residential dwellings.
 - Noted as received.
 - No evidence held on Parish Council files.

453/24 CHAIR'S REPORT

Cllr Cook reported that Pinewood Studios data centre development pre-application consultations have been held. The Parish Council will receive feedback. A planning application is expected to be made in December 2025 and will go to Buckinghamshire Council Strategic Sites Committee.

A decision on the Marlow Film studio application is anticipated shortly. Another film studio, retail, hotel and commercial application has been made in Denham at the Tattling End quarry site.

Meeting closed at 19:50pm.

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

Next meeting date: Tuesday 8th April 2025.