

Declarations of Interest

Any Member attending the meeting is reminded of the requirement to declare if he/she has a personal interest in any item of business, as defined in the Code of Conduct. If that interest is a prejudicial interest as defined in the Code the Member should also withdraw from the meeting.

A G E N D A

(Pages)

1. **Minutes**

Minutes of meeting held 10 July 2017

(5 - 8)

Minutes of meeting held 28 March 2017

(9 - 12)

2. **Apologies**

3. **Progress from Pinewood**

(13 - 16)

4. **The outcome of the September Planning Committee**

(17 - 22)

Decision notice attached.

5. **Section 278 development works update**

Written update to be provided by Buckinghamshire County Council's Highways team. If the group would like attendance at the subsequent meeting, a representative will attend.

(To Follow)

6. **Landscaping Update (Pinewood)**

7. **Update from the Traffic Surveys (Pinewood)**

8. **Lighting Update (Pinewood)**

9. **Report on the water flow measurements in ditches around Pinewood (Pinewood)**

10. **Ecologist update (tbc) (Pinewood)**

11. **Dog waste bins on Pinewood Road, Iver Heath (requested by Cllr. Sullivan)**

12. **AOB**

13. **Agenda Items for Next Meeting**

14. **Date of Next Meeting**

To be arranged.

The next meeting is due to take place on Date to be confirmed

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PINEWOOD COMMUNITY LIAISON GROUP**Meeting - 10 July 2017**

South Bucks District Council
Cllr. R Bagge (Chairman)
Cllr. M Bradford
Cllr. L Sullivan
Cllr. W Matthews
Martin Holt – Head of Healthy Communities
Kate Murray – Communications, Performance & Policy Team
Pinewood Studios
Kathryn Donovan - Group Community Liaison
Andrew Smith – Director of Strategy and Communications
Parish and Organisations Representatives
Carol Gibson – Colne Valley Park
Ann Mayling – Iver Parish Council
Christine Owen – Fulmer Parish Council
Michael Saxby – Fulmer Parish Council
Alan Wilson – Iver Heath Residents Association

4. MINUTES

The minutes of the meeting held 12 June 2017 were agreed as an accurate record. The minutes of the meeting held 28 March 2017 remained outstanding. These would be made available by Democratic Services and added to the next agenda to be formally noted.

5. APOLOGIES

There were no apologies received.

6. PROGRESS FROM PINEWOOD

Andrew Smith advised that phase two of the development at Pinewood had been scheduled for the Planning Committee being held on 9 August 2017.

7. ECOLOGIST UPDATE

A report had been provided and could be seen with the agenda pack. Comments were welcomed from the group. Comments were made as below:

- A specific section on mammals was requested for future reports. Residents had commented that displaced mammals, mainly deer as well as ducks were using their gardens. As a result of this the Group requested an update on the passage of vertebrates through the site.
- The group requested that a site survey be provided on the invertebrates using the green roofs.

Kathryn Donovan agreed these issues would be reported back to Pinewood.

8. PEACE WALK

The Group were advised that the gardening team at Pinewood had reported that local residents had been using the permissive walk off Pinewood Road for dog walking and had not been clearing up after their dogs. Because of this the gardeners were reluctant to leave the walk open and were open to advice on how best to get this message to residents. The Group suggested that the best option was for signs to be put up advising that the area was being monitored.

9. GARDEN WASTE

The Pinewood land was monitored regularly by the Studio Manager; this included the ditches around the site. It had become evident that residents on Pinewood Green had been putting their hedge and grass cutting into these ditches. A resident had also been cutting the grass parallel to his land which belonged to Pinewood. Pinewood requested a steer on how to advise residents that this was illegal and to stop using the ditches for garden waste.

Following discussion the Group agreed that as this was a potentially sensitive issue Pinewood would take this back with a view to drawing up a letter which would be dropped to the properties bordering the ditch.

10. TRAFFIC FLOW RESPONSIBILITIES

Clarification was requested on the traffic flow responsibilities around Sevenhills Road. Andrew Smith confirmed that as this was a highway, responsibility fell to Buckinghamshire County Council. The Group were advised that a suggestion to consider deferring funds from the Five Ways roundabout to addressing traffic issues on Sevenhills Road had been made to BCC by Pinewood. The County Council had commissioned a project to assess whether a two way road would make better use of the funds.

There were three different surveys ongoing, Pinewood had funded one along Pinewood Road, whilst Heathrow had commissioned their own survey and the larger option of a bypass was also being explored. Andrew Smith confirmed that the results of Pinewood's survey would be brought to this meeting at a future date.

The Group were advised that the Five Ways roundabout was on hold due to drainage problems and planning permission having expired. The section 106 agreement was explained as a contract between two parties which was open to negotiation as long as the two parties agreed to any changes.

Cllrs Bagge and Sullivan advised that they would discuss this matter with the Portfolio Holder at the County Council and added that it would be useful for all three parties to share results of their surveys.

11. CLEARING OF THE DITCH TO THE REAR OF PROPERTIES ON PINEWOOD GREEN

This was covered under item 9.

12. LANDSCAPING UPDATE

The Group requested that this landscaping update be provided by Pinewood at the next meeting.

13. AOB

The Group had not seen minutes from the traffic review group that had been held. It was not clear whether these were private so Pinewood would check this and report back.

Pinewood Community Liaison Group - 10 July 2017

Pinewood were exploring the best option for improved lighting, to reduce light pollution at the site and were hopeful of completing lighting installation prior to Winter. Lessons learnt from the first phase would be incorporated into phase two when it came to specifying lighting.

14. AGENDA ITEMS FOR NEXT MEETING

The Group agreed the following items to be added to the next meeting:

- Landscaping Update
- Update from the Traffic Surveys
- The outcome of the August Planning Committee
- A report back on lighting at Pinewood.
- An officer from the Highways Team from the County Council would be useful to answer questions raised by the group.

15. DATE OF NEXT MEETING

9 October 2017 at 6 p.m., Room 6, South Bucks District Council Offices

The meeting terminated at 6.40 pm

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PINEWOOD COMMUNITY LIAISON GROUP**Meeting - 28 March 2017****52. MINUTES**

The minutes of the meeting held on 22 September 2016 were agreed by the Group.

In terms of matters arising, it was confirmed by Andrew Smith and Kathryn Donovan that there was currently no filming occurring on the Stage 2 land, and that the appropriate contacts would be notified prior to future filming.

It was noted that at the previous meeting, Members had requested the 25 Year Ecological Monitoring Plan to be provided to the Group. As this had so far not materialised, Cllr. Bagge offered to write to David Wight regarding this, with Kathryn Donovan also offering to speak with David.

53. PROGRESS FROM PINEWOOD

Andrew Smith informed the Group that this would be covered within the rest of the Agenda items.

54. INCREASED TRAFFIC ON SEVEN HILLS ROAD (FULMER PARISH COUNCIL)

It was reiterated to the Group that the traffic had increased along Seven Hills Road, also leading to an increase in litter that could not be litter-picked without traffic management. The observation was that Pinewood staff seemed to be using the road as a route to and from the Studios, with trailers also seen using the Road, which could prove hazardous for other road users. The Group noted that Pinewood was not yet at capacity, and the problem needed to be addressed prior to any capacity increase.

The ideal scenarios – as discussed by the Group – included the idea of widening the road (previously rejected due to some trees on the route being protected), and designating the road as one-way, which would require traffic lights at the A412 junction. All agreed that any measure that could be taken to mitigate the traffic would be considered.

Further to an incident at Alderbourne Lane, the issue of Seven Hills Road was again raised with BCC. All agreed that the road was inadequate, and that Iver Parish Council, with the support of Fulmer Parish Council, should raise this with BCC from a safety perspective. The Group felt that this needed to be addressed as part of the bigger picture, within the issue of road networks in and around needing to be addressed as a whole, rather than in a piecemeal manner.

55. HELICOPTER INCIDENT ON 23 NOVEMBER 2016 (FULMER PARISH COUNCIL)

Christine Owen informed the Group that on the 23 November, residents were concerned about the hovering and noise of a helicopter – this was raised with Ben Temple (Enforcement Manager) who is looking into the incident to see if any breaches had occurred. Pinewood clarified that this was a special effects test that had not been authorised by Pinewood, involving a particular type of helicopter that was exceptionally noisy. Further to this, Pinewood has prohibited this particular type of helicopters landing in the vicinity.

56. DIMMING OF LIGHTS BACKING ONTO PINEWOOD GREEN (CLLR. WM)

Some residents had expressed that the lights backing onto Pinewood Green were too bright, and could disturb wildlife as well as residents. Pinewood had looked into the dimming of the lights, but found that this was not possible due to the type of LED light used, and would therefore look into shading, angling or shielding the lights.

57. CLEARANCE OF DITCH BY PINEWOOD (CLLR. WM)

Pinewood Green residents had reported that the ditch was overgrown at the back of the properties, with Pinewood confirming they would inform their operations department that ditch clearing was required.

As an aside, residents had observed that Pinewood staff had been parking outside the houses on Pinewood Green. Kathryn asked that residents note the staff parking details on the stickers in the cars, and report these details to her. Unfortunately, as Pinewood Green has no road markings or residents' parking, Pinewood would only be able to request that staff move their cars, but not be able to police this.

58. FIVE POINTS ROUNDABOUT (IVER HEATH RESIDENTS ASSOCIATION)

A letter from Martin Tett in mid-2016 stated that the works on the roundabout would be finished by mid-2017. As it stands, the works have yet to start.

The Iver Councils Group is working with BCC, but as yet there is no start date, with the main problem being that the preliminary survey work uncovered that the drainage system had collapsed, with Pinewood stating they would not start works until this was remedied. BCC has yet to provide a schedule of these remedial works, but Pinewood had met with the Chief Executive of BCC, who would be providing them with a useful contact in regards to this. Both Andrew Smith and Cllr. Bagge had made their position on this clear to BCC, stating that a comprehensive traffic plan was required in order to remedy all issues, and that conspicuous activity was no substitute for real results.

Pinewood clarified that they were originally legally obliged to complete the works on the roundabout one year after the completion of Phase 1 of Pinewood, but that this schedule would now be moved. They further clarified that Pinewood would not keep the monies if completion did not occur on this date, and that all were currently waiting to see what HS2 would do in terms of the Five Points Roundabout.

59. DEVELOPMENT OF THE AREA TO THE NORTH OF THE NEW PINEWOOD SITE (IVER HEATH RESIDENTS ASSOCIATION)

During a previous meeting, it was noted by the Group that a planning application was to be made in regards to developing the area to the north of the new Pinewood Site. Andrew Smith explained that he was expecting the application to be submitted by summer 2017, but that currently there was no date for the works to start.

60. MONITORING OF WATER DISCHARGE ONTO IVER HEATH FIELDS (IVER HEATH RESIDENTS ASSOCIATION)

The Group raised concerns that they had not yet seen any results from the monitoring of the Iver Heath Fields. Andrew Smith and Kathryn Donovan would seek this information from David Wight in order to reassure residents, and also explained that visual inspections were taking place alongside the more quantitative monitoring.

61. TRAFFIC SIGNS ON PINWOOD ROAD (IVER HEATH RESIDENTS ASSOCIATION)

It was raised that there were varying speed limits on Pinewood Road, and that it may be a suitable idea to regulate the speed for the entirety of the road. It was suggested that this could be applied for by the Parish through the LAF, but it may prove costly to the Parish.

62. AGENDA ITEMS FOR NEXT MEETING

- A representative from BCC to attend the meeting to discuss items including responsibility and obligations for S106 monies
- Members wished it to be kept in mind that they would be keen to partake in another roof walk when possible.

63. DATE OF NEXT MEETING

The Group were available for a meeting on the 11 July 2017, with an email to be sent out to confirm this.

The meeting terminated at 6.40 pm

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3 August 2017

Cllr Ralph Bagge
 Leader
 South Bucks District Council
 Capswood
 Oxford Road
 Denham
 Buckinghamshire
 UB9 4LH

Chief Execs

- 8 AUG 2017

Ralph Bagge

Further to the Pinewood Community Liaison Group (PCLG) on 10 July, 2017 – please find below updates from Pinewood Studios regarding the points on the agenda:

Ecologist Update

Pinewood is required to undertake a series of surveys and site visits this year and report back to the County Ecologist once complete. The final site visit will likely take place in late August and will include an inspection of the Green Roofs by our ecologists. Once all of the site visits are complete, findings will be collated and a report will be issued to the County Ecologist. A meeting will then be held to discuss the findings. The scope of surveys is in accordance with the Ecological Management and Monitoring Plan, which was agreed with the County Ecologist. Pinewood will be able to share findings of the collated report once it is complete and once findings have been discussed with the County. This will most likely be in early Autumn.

The focus of the surveys is on protected species, but it has been discussed with our ecologists and they have confirmed that general observations on other species are also being recorded. For example, they are recording the presence of breeding ducks and nests where evident, and looking out for animal footprints such as that of deer. These general observations will be included in the final report.

You will recall that concern was expressed about the increase in numbers of ducks "visiting" resident's gardens. Could the Parish Council arrange for a survey to collect base line data on the increase?

Peace Walk

Comments about signage have been forwarded to the Operations Manager and will be erected in due course. The idea of a waste bin on the Pinewood Road side of the

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PINEWOOD

fence would be a welcome deterrent, but will wait until the next meeting for an update from Cllr Sullivan.

Garden Waste

Below is the contents of a which will be dropped to local residents along Pinewood Green backing on to Pinewood land early next week.

To the Residents of Pinewood Green with Properties Backing on to Pinewood Land

Polite Notice

Dear Property Owner,

The Operations Team at Pinewood Studios have noticed an increased amount of garden waste being dumped from private homes along Pinewood Green over back fences into the ditch running behind the tree line and also across the ditch onto Pinewood land.

The ditch is important to flood prevention and needs to be kept clear. During a council visit to review the area on Friday we were informed that not only is the garden waste causing damage, but were reminded that such dumping is illegal. The area is being carefully monitored by the Pinewood Operations team and we ask you to please not dump any garden waste over back fences in future.

Please dispose of garden waste responsibly. Further information (including the garden waste service provided by the council) is available at <http://www.southbucks.gov.uk/gardenwaste>.

Very best wishes,

Kathryn Donovan

Traffic Flow Responsibilities

Findings of recent traffic surveys will be analysed by our transport consultants over the Summer and will be discussed with the County in the Autumn. Once those findings have been discussed and verified with the County, Pinewood will report back to the PCLG.

Following this, we can provide the raw data from the surveys commissioned by us, but please note – per the minutes of the last meeting - that much of the equipment recently observed by residents along the highways is nothing to do with Pinewood Studios. Members of the PCLG should contact County Highways for more details.



Landscaping

Please find attached a copy of the site widening plan, which is available online. It shows the proposed planting across Phase one and two.

A detailed Ecological Management Plan was submitted and approved in 2014, and this sets out the target species and has a section on the Green Roofs, how they should be constructed and maintained. A copy of this document (Ecological Management and Monitoring) will have been available on the council's website as it was submitted as part of Phase One.

AOB

According to our Operations Team, the best solution for the light pollution concerns from residents in Pinewood Green about the lampposts in Pinewood East, would be light shields which re-direct the light towards the ground. The lights still need to be on at night for the safety of staff (including security), tenants and productions on site, especially when the clocks go back, and an alternative system will be looked into for Phase Two.

This is in motion and we will have an update for you at the next meeting on 9 October.

Andrew M Smith
Corporate Affairs Director

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SUSTAINABLE DEVELOPMENT - DEVELOPMENT MANAGEMENT

TOWN & COUNTRY PLANNING ACT 1990 (as amended) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010

APPROVAL OF RESERVED MATTERS

Pinewood PSB Ltd
C/o Mr Lewis Evans
Turley
1 New York Street
Manchester M1 4HD

Date of Application: 24.04.17

Application No: 17/00744/REM

Particulars and location of development:

Approval of Reserved Matters for Phase Two comprising details of sound stages, offices, workshops, ancillary building and associated infrastructure, landscaping and other works (following Outline Application 13/00175/OUT).

Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH

Under the powers given to it by the Act and Order set out above, South Bucks District Council hereby GRANTS approval to the details of pursuant to Outline Planning Permission No. 13/00175/OUT subject to the following condition(s) :-

1. The development to which this planning permission relates shall be undertaken solely in accordance with the drawings referred to in the list at the foot of this decision notice. (NMS09a)

Reason: To ensure a satisfactory form of development and to accord with the terms of the submitted application. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

2. Prior to the commencement of the development hereby permitted, a scheme shall be submitted to and approved in writing by the District Planning Authority for directional information to include signage and lining at the entrance to the site. The approved scheme shall be implemented prior to occupation of the development and shall thereafter be permanently maintained.

Reason: To minimise danger and inconvenience to users of the accesses and the adjoining highway. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

3. The development hereby permitted shall be carried out entirely in accordance with the approved Planning Drainage Statement Pinewood Studios Development Phase Two (13th July 2017, PS2-MDG-00-XX-RP-D-00.14.01 Revision F01, Sir Robert McAlpine Design Group), the Drainage Statement Rev 2 dated 23rd August 2017 the Technical Note (21st August 2017, Sir Robert McAlpine Design Group) and the following mitigation measures detailed within the Planning Drainage Statement:

Limiting the surface water run-off generated by all rainfall events up to and including the 1 in 100 year storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Inclusion of sustainable drainage systems such as green roofs, swales and attenuation basin.

The proposed drainage system to contain up to the 1 in 30 storm event without flooding. Any on-site flooding between the 1 in 30 and the 1 in 100 plus climate change storm event to be safely contained on site.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to ensure that surface water is managed in a sustainable manner. (Core Policy CP13 of the South Bucks Core Strategy Development Plan Document (adopted February 2011) refers).

4. No other part of the development shall begin until the alterations and highway improvements to the Eastern Access have been completed in accordance with the details illustrated on drawing No. VD17550-RM-001 Revision D.

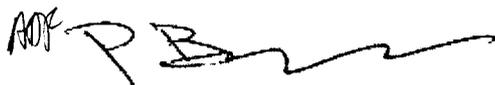
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

INFORMATIVE(S) :-

- 1 The applicant is reminded that the ditch along the southern boundary of the Phase 1 site is within the ownership of Pinewood Studios and thus is their responsibility.
- 2 Due to the increased landscaping along the boundary of Sevenhills Road there may be potential for a permissive footpath to be constructed in accordance with earlier recommendations within the outline permission.
- 3 Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the Local Planning Authority, the applicant must apply for Land Drainage Consent from the LLFA.
- 4 The applicants are reminded of the content of condition 11 of permission 13/00137/OUT, which requires the Ecological Management Plan approved under permission 14/01993/REM to be reviewed annually and surveys updated no later than 12 months prior to the commencement of the works within each part of the development.

Your attention is drawn to the attached notes.

Dated : 7th day of September 2017

A handwritten signature in black ink, appearing to read 'P Beckford', with a small 'ADP' written to the left of the main signature.

Peter Beckford
Head of Sustainable Development
for and on behalf of the Council

Plan number/name	Date received by District Planning Authority
DR-A-00.10.20P02	24.04.2017
DR-A-XX.10.20P02	24.04.2017
DR-A-00.10.23P05	23.08.2017
DR-A-00.10.21P06	23.08.2017
6937 LD PLN 102D	23.08.2017
6937 LD PLN 101F	23.08.2017
6937 LD PLN 100L	23.08.2017
DR-A-00.10.01P01	24.04.2017
DR-A-00.10.22P06	23.08.2017
DR-A-00.13.22P01	24.04.2017
DR-A-00.13.21P01	24.04.2017
DR-A-00.10.24P03	23.08.2017
DR-A-00.10.24P03	23.08.2017
DR-A-80.10.21P02	24.04.2017
DR-A-00.10.02P03	23.08.2017
DR-A-80.11.21P02	24.04.2017
01DR-A-22.10.21P01	24.04.2017
00DR-A-22.10.21P01	24.04.2017
DR-A-22.11.21P01	24.04.2017
02DR-A-28.10.21P02	24.04.2017
00DR-A-28.10.21P02	24.04.2017
DR-A-28.11.21P02	24.04.2017
01DR-A-27.10.21P03	24.04.2017
00DR-A-27.10.21P03	24.04.2017
DR-A-27.11.21P03	24.04.2017
01DR-A-25.10.21P03	24.04.2017
00DR-A-25.10.21P03	24.04.2017
DR-A-25.11.21P03	24.04.2017
01DR-A-23.10.21P03	24.04.2017
00DR-A-23.10.21P03	24.04.2017
DR-A-23.11.21P03	24.04.2017
04DR-A-08.10.21P03	24.04.2017
00DR-A-08.10.21P03	24.04.2017
DR-A-08.11.21P03	24.04.2017
04DR-A--7.10.21P03	24.04.2017
00DR-A-07.10.21P03	24.04.2017
DR-A-07.11.21P03	24.04.2017
04DR-A-06.10.21P03	24.04.2017
00DR-A-06.10.21P03	24.04.2017
DR-A-06.11.21P03	24.04.2017

NOTE

The Council positively encourages potential applicants and their representatives to take-up the pre-application services offered by the Council. In reaching this decision the Council has sought, via the offer of the provision of pre-application advice, to work proactively with the applicant(s) and their representatives in order to foster the delivery of sustainable development, in accordance with the requirements of the National Planning Policy Framework.

APPEAL NOTES

If the applicant is aggrieved by the decision of the District Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he or she may appeal to the Planning Inspectorate (part of the Department for Communities and Local Government), in accordance with section 78 of the Town and Country Planning Act 1990. The applicant must appeal within **twelve weeks** from the date of this notice **for householder applications and minor commercial developments** (see note). Appeals for all other types of application must be made within **six months** from the date of this decision notice.

Please note that if an enforcement notice has been issued against this development (or substantially the same development) prior to the issue of this decision notice, the deadline by which you must submit your appeal is **28 days** from the date of this refusal.

Appeals can be submitted electronically at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

Hard copies can be obtained from the Planning Inspectorate via their Customer Services Team on 0303 444 5000. Your appeal and all required supporting documents should be sent to: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Planning Inspectorate is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. The Planning Inspectorate does not in practice refuse to entertain appeals solely because the decision of the District Planning Authority was based on a direction given by them.

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If permission to develop land is refused or granted subject to conditions, whether by the District Planning Authority or by the Planning Inspectorate and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated, a purchase notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

NOTE *“minor commercial development” means development of an existing building, or part of a building, in use for certain commercial purposes. It does not include a change of use, development not wholly at ground floor level, an increase in floor space or a change to the number of units in a building.*