



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 be 'P Beckford', with a large, stylized flourish at the end.

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.