



Strategic sites committee Agenda Supplement

Date: Thursday 11 March 2021

Time: 2.00 pm

Venue: MS Teams

Agenda Item	Time	Page No
4 Application PL/20/3179/FA - Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath		3 - 6

If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Sally Taylor on 01296 531024, email democracy@buckinghamshire.gov.uk.

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Corrigendum to Strategic Planning Committee

Application Number:	PL/20/3179/FA
Proposal:	Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath.
Site Location:	Phase 3, Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SLO 0NH
Applicant:	Pinewood PSB Limited
Case Officer:	Laura Peplow
Ward affected:	Iver
Parish-Town Council:	Iver Parish Council
Date Application Valid date:	23 September 2020
Statutory Determination date:	06 January 2021
Recommendation:	Defer and delegate the application to the Director of Planning and Environment to GRANT planning permission subject to the concurrence of the Secretary of State (SoS), there being no new substantive, material planning matters being raised following statutory publicity for the development proposed being a potential 'Departure from the Development Plan' and the conditions set out in this report and any others which he considers appropriate and satisfactory.

ADDITIONAL SUPPORTING INFORMATION

Statement provided by Agent in respect of sustainability:

Pinewood Studios are continually striving to improve the overall environmental performance of the studios including reducing CO2 emissions. 100% of the electricity sourced by the Studio is purchased from renewable sources.

Staff, clients, visitors, production employees and local residents are encouraged to make use of the free shuttle bus service to and from local train and underground stations. The service provides a service up to every 10 minutes at peak times. This helps to reduce CO2 emissions and takes over 100,000 car journeys off the road each year.

Electric vehicle charging points are provided at Pinewood studios and electric vehicles are used on site by Pinewood maintenance and ground staff.

ADDITIONAL REPRESENTATION

Received 09/03/2021

'I know it's late but I have just read Jonathan Clark's letter re the above. But, important information has just come from a member of Pinewood Staff.

I realised, sadly, that unlike the previous studio developments, these studios will not have "green Roofs" and to mitigate that, a security fence (Red on the application) will protect the land and thus mitigate the lack of green roofs.

I NOW further understand from Pinewood, it is intended to have access points for wildlife so they will be able to use this fenced off land. Foxes, Badgers, dear and small mammals.

I would like the committee to consider that while wild animals can access, so can pets, this means that there would be a strong possibility that dogs, not on leads, could also get into that area, with the additional hazard of the pond, but their owners could not, thus rendering any attempt to retrieve / rescue the pet impossible.

I can see no way that this can be avoided, and I would ask the committee to think hard about this difficult situation and perhaps insist on the green roofs.

Residents have seen access to all these fields reduce and reduce, this field is the final "green" barrier for the residents who's properties border this land (I live further away) and I would ask the committee to insist on these buildings to have the green roofs, like all the others, and that the red line fence be kept as a perimeter / security fence for the protection of the studio development, to which I do not object.

This way the pleasure of using the land and the safely of pets can be maintained, and possibly save Pinewood Studios some resources. The access path from Pinewood Road would also not be needed which would be an additional benefit for the security of the rear gardens of the residents.

I realise Laura this is very short notice, but it is important, and I would be very grateful if the committee on the 11th could be made aware of this turn of events.'

AMENDMENTS/CORRECTIONS TO REPORT

The Recommendation on Page 7 and repeated at Page 8 Paragraph 1.8 and Page 27 Paragraph 8.0 to be amended to read (correction underlined):

Defer and delegate the application to the Director of Planning and Environment to GRANT planning permission subject to the concurrence of the Secretary of State (SoS), there being no new substantive, material planning matters being raised following statutory publicity for the development proposed being a potential 'Departure from the Development Plan' and in broad

accordance with the conditions set out in this report and any others which he considers appropriate and satisfactory.

Page 21, Paragraph 5.61 of the Committee report to be amended to remove the crossed through wording. The deleted wording is in the wrong place and weighting is dealt with later in the report.

5.61 With regard to the considerations within the above paragraph, firstly it is acknowledged that the previous application is a fall back position which could be implemented ~~and which carries significant weight~~, however, as noted above the buildings are larger and therefore more harmful. It is also relevant that the Chiltern and South Bucks Local Plan 2036 has been withdrawn and is not a material consideration.

Page 29-30, Condition 10 to be amended to tie the biodiversity net gain requirements to a plan rather than to conditions of the previous PSDF consent and the final sentence of the body of the condition corrected due to missing text:

Condition 10: Prior to the commencement of the above ground works an Ecological Management and Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include proposals for the achievement and maintenance of a bio diversity net gain, including timeframes for delivery, for the wider Pinewood Studios site outlined in blue on plan 3672-FBA-XX-XX-DR-A-90012 P1 received 10/03/2021. The scope of the Ecological Management and Monitoring Plan to be submitted shall be submitted to and approved by the Local Planning Authority in advance of its detailed preparation. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the proposed development delivers biodiversity net-gain in compliance with the National Planning Policy Framework (2019).

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