



Pinewood Community Liaison Group agenda

Date: Wednesday 19 January 2022

Time: 5.00 pm

Venue: Via MS Team

Attendees:-

R Bagge, C Beary (Iver Village Residents Association), D Brackin (Fulmer Village Parish Council), K Brown (Iver Parish Council), J Cook (Iver Parish Council), L Finan (Fulmer Parish Council), C Gibson (Colne Valley Park), C Lawson Gray (Fulmer Parish Council), P Griffin, Dr W Matthews, M Pearce (Orchard Park Residents Association), S Pomeroy (Colne Valley Park), S Simkins (Fulmer Parish Council), A Smith, P Stanhope (Iver Parish Council) (Iver Parish Council), L Sullivan and A Wilson (Iver Heath Residents Association)

Agenda Item	Page No
1 Apologies	
2 Declarations of Interest	
3 Minutes of the last meeting	3 - 10
4 Progress from Pinewood	
Request from Parishes	
<ul style="list-style-type: none">Pinewood Senior Community & Education Outreach Manager positionAlderbourne Farm	
Update from Pinewood	
<ul style="list-style-type: none">Pinewood West (REO) construction presentation updateSHUK planning permission statusFive Points Roundabout planning application status	
5 PSDF presentation update on Permissive Path and Phase 3 Trees and Planting	
6 Agenda Items for Next Meeting	

7 Date of Next Meeting

To be confirmed

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: Clare Gray on , email clare.gray@buckinghamshire.gov.uk.



Pinewood Community Liaison Group minutes

Minutes of the meeting of the Pinewood Community Liaison Group held on Wednesday 8 September 2021 in Via MS Teams, commencing at 5.00 pm and concluding at 6.24 pm.

In attendance

R Bagge, C Beary, D Brackin, K Brown, J Cook, C Gibson, P Griffin, Dr W Matthews, M Pearce, S Simkins, A Smith, P Stanhope (Iver Parish Council), L Sullivan and A Wilson

Officers

S Bambrick, J Bevis, S Bowles, S Dutfield, S Garwood, C Gray, K Maidment, G Nightingale, R Prance, C Saunders, J Turner and P Vahey

Apologies

P Graham and C Urry

Agenda Item

1 Welcome and Introductions

Ralph Bagge who had been appointed Chairman by the Leader of the Council welcomed everyone to the meeting and invited introductions.

2 Apologies for absence

Paul Graham – Iver and District Countryside Association.

3 Declarations of interest

Andrew Smith declared an interest as a Member of Buckinghamshire Council's Growth Board.

4 Minutes of the last meeting

The Minutes of the Meeting held on 10 March 2021 were agreed as a correct record.

5 Revised terms of reference

The revised terms of reference were agreed which were attached to the agenda.

6 Proposals for work at the Five Points Roundabout and Seven Hills Road

Steve Bambrick, Service Director for Planning and Environment gave the following update to the Group as follows:-

- Pinewood Road connected with the A412 Uxbridge Road, the A412 Church Road, the A4007 Slough Road and Wood Lane at the Five Points Roundabout. This junction provided access to Slough to the west on A412 Uxbridge Road, Iver Heath and Uxbridge to the east on A4007, and Iver Heath and the M40 Junction 1 to the northwest on A412 Denham Road.
- Sevenhills Road connected from Pinewood Road to the A412 Denham Road. It is a narrow single-track road that routes north-eastwards from Pinewood Road around the Pinewood East site boundary. It then widens to accommodate two-way movement more readily, and routes southeast over the M25 to the A412 Denham Road. There is no street lighting, and the road is subject to the national speed limit.
- Pinewood Studios have an existing planning permission for expansion of the studio (13/00175/OUT). To mitigate the impacts arising from that development a number of highways/traffic improvements were required and secured via a Section 106 agreement. This included proposed works to Five Points Roundabout (FPR). This was part of the mitigation of the Pinewood Studios Development Framework which was submitted to the legacy South Bucks District in 2014.
- The proposed works to Sevenhills Road were presented as an alternative to the Five Points Roundabout FPR scheme. The application had been assessed by the Highway Authority who considered that the Sevenhills Road scheme presented an acceptable alternative given the wider network benefits that were derived through traffic reassignment resulting in the release of capacity
- Since the granting of the existing permission for the FPR scheme there has been local resident and political support for a revision of this requirement in favour of an alternative mitigation scheme to be delivered on Sevenhills Road. Recognising the strength of objection to the permitted FPR works, it was accepted by all parties to delay works which were required by the signed S106, in order to allow Pinewood to explore alternative options for development mitigation, recognising that, if no such alternative option was available, works to FPR would need to be implemented.
- Pinewood's preferred scheme is Five Points Roundabout. The Planning application for the roundabout would need to be resubmitted as the previous application had lapsed and the new planning application would be submitted imminently.
- A legal agreement was signed by the Council and Pinewood in August 2021.

During discussion the following points were noted:-

- With regard to Design Guidance this had changed since the original scheme was agreed. However, it had not changed materially but had been updated.
- Walking and cycling improvements would be implemented as part of the Five Points Roundabout traffic scheme.
- Some Local Members expressed disappointment at the choice of traffic scheme and expressed concern that there had not been adequate consultation. The Service Director of Planning and Environment reported that this had been discussed at the Strategic Sites Committee on 3 September

2020 and had been open and transparent. The next planning application for Five Points roundabout would follow the normal process and necessary statutory consultation period. The Service Director would alert the Group when the application had been uploaded onto the planning portal.

- Concern was expressed regarding sewers at Five Points Roundabout and flooding and whether the new planning application would include replacement of the water system. The Transport Consultant reported that they were undertaking CCTV surveys over the next few weeks to understand what state the drainage was in and then would liaise with Buckinghamshire Council over what works may be required to rectify any deterioration. The responsibility for this lay with the Council rather than the developer.
- A representative of the Residents Association and Parish Councillors expressed disappointment at the choice of the Five Points roundabout scheme and commented that this would not help traffic issues and that traffic would still come to a standstill in Iver Heath. They preferred the Sevenhills Roundabout Scheme. The traffic along the A412 was heavy and buses could not run to their current timetable because of this. The Transport Consultant referred to the 2014 Planning Appeal where there had been considerable scrutiny by the Planning Inspectorate and Buckinghamshire County Council. A technical analysis undertaken at that time concluded that the Five Points roundabout was appropriate mitigation for the Pinewood Studios Development Framework.
- They would obviously try and minimise disruption in construction work.
- In answer to a question the Transport Consultant reported that they would not revisit the PSDF as Five Points Roundabout was an appropriate mitigation. The Corporate Affairs Director at Pinewood Studios reported that the Strategic Sites report 3rd September 2020 made it clear that the decision rested with Pinewood Studios (paragraph 5.70) and this was confirmed at the meeting.
- Information on the CCTV surveys would be provided to Buckinghamshire Council as part of the detailed design process.
- If the planning application for the Five Points Roundabout was not agreed this did not mean that the Sevenhills Roundabout Scheme would be an option. It would mean that Pinewood Studios would be unable to fulfil their obligation and therefore no scheme would be delivered as part of the mitigation.
- With the Screen Hub UK application both Sevenhills Road and Five Points Roundabout improvement schemes would need to be delivered. The Five Points Roundabout Scheme would have to be delivered before Screen Hub UK commenced.
- Another Parish Councillor said that villages to the North were happy with the Five Points Roundabout Scheme although traffic in Iver Heath was far heavier than their area.

The verbal report was noted.

[Post meeting note from the Service Director Planning and Environment : *When*

Pinewood were originally looking to implement the scheme at FPR in 2017, it was agreed that TfB would conduct some drainage remedial works as required under Pinewoods Traffic Management. The updated detailed design would be informed by an updated drainage survey (see above) and would be subject to review by Transport for Buckinghamshire. This would help determine whether such an arrangement remained possible]

7 Progress from Pinewood

Andrew Smith Corporate Affairs Director, Pinewood Studios, reported that it was the Studios intention that a contractor was brought in three times a year to help maintain Alderborne Farm.

Jason Turner, Development Manager, Pinewood Studios, gave an update on Phase 3. Following a Strategic Sites Committee on 11 March 2021 planning consent had been obtained for the construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a. A meeting was being arranged with Buckinghamshire Council to present elevation material proposals for the cladding. Thereafter, a meeting would be arranged with residents who were visually impacted by the scheme. Reference was also made to the temporary stage which had been dismantled this year.

During discussion the following points were made:-

- Concern was raised about construction noise during the weekend. The Development Manager reported that there was limited construction work at the weekend. Further information was supplied on noise starting at 4am which could have been related to a production returning from location. A suggestion was made to look at CCTV. The Corporate Affairs Director agreed to investigate this and write to the Chairman with a response which could be circulated. The Chairman suggested that details should be recorded of any noise such as date and time. The Corporate Affairs Director referred to some night recording relating to The *Little Mermaid* production where a letter had been sent out to all residents and noise monitors were used. There had also been a night screening for NHS frontline workers on 3rd September 2021.
- In terms of Pinewood West good progress had been made with the installation of pre-cast concrete walls and completion on the steel frames. The cladding material on the walls and roofs were currently being installed.
- A Parish Councillor expressed concern about an employee using the road near Pinewood as a race track. The Corporate Affairs Director commented that it would be helpful if a number plate could be provided and if they were speeding to ring the local police.
- A Councillor asked if Pinewood had purchased any further land and a negative response was received.

The report was noted.

8 Annual Ecology Report

Greg Nightingale from LUC (planning, impact assessment, landscape design, ecology and geospatial consultancy) provided a short presentation on ecological monitoring. He referred to the work being carried out on habitats and planting such as badger surveys, infra-red cameras (a video was shown of foxes and badgers), reptile surveys, great crested newts (no recordings), breeding birds (a plan was shown) and bat activity surveys. The video showed active badger cubs and a family of foxes. Information was provided on slow worms in the grassland near The Clump and Pinewood East.

During discussion the following points were noted:-

- Work on invertebrates were not listed in the year's workplan commitments and they relied upon on incidental sightings. They could look to include this in the future. A request was made that this be carried out due to falling numbers.
- In terms of deer again there were incidental records but no monitoring took place. Roe deer had been sighted. Hedgehogs had been seen via a dusk survey. The reptile underpass would help the hedgehog population but they would be looking to go into hibernation.
- They were looking to provide replacements for any trees and planting that had failed. An update could be provided at the next meeting. A Parish Councillor referred to guidance from the RHS to plant trees that could help absorb carbon emissions. The Ecologist commented that he would discuss this with the Landscape Architect to see if they had the right environment to grow the trees. They would also look at pollinators. Some plants could be quite invasive.

The report was noted.

9 Agenda Items for Next Meeting

A Parish Councillor asked if an item could be included on the agenda on feedback from the community. The Chairman replied that all the agenda items invited feedback from the Group. Pinewood Studios would provide an update on events etc that had been or were being planned e.g three outdoor screenings had been provided for the community. This could be included in the Pinewood update.

Ecology update on trees and planting

In terms of an update on Five Points Roundabout and drainage the Service Director for Planning and Environment would speak to the Service Director for Transport to provide a response to the Group.

A Parish Councillor asked for an update on any actions. The Corporate Affairs Director reported that after each meeting they would write a letter to the Chairman on any follow up actions which would be circulated to the Group.

10 Date of Next Meeting

A date was suggested in early January 2022 to be confirmed.



21 September 2021

Cllr Ralph Bagge
 Chairman
 Pinewood Studios Community Liaison Group
 Buckinghamshire Council
 The Gateway
 Gatehouse Road
 Aylesbury
 HP19 8FF

Rear Ralph.

Pinewood Studios: Community Liaison Group

Further to the Community Liaison Group (CLG) meeting held on 8 September 2021, we are pleased to set out our response to the issues raised by CLG members and the public.

Following a review of the formal Minutes and our notes, this letter responds to the following points raised:

1. Resident complaint of construction noise on a weekend.
2. Resident complaint about noise starting at 4am.

In the next CLG, we are more than happy to add these items to the agenda for further discussion.

1. Resident complaint of construction noise on a weekend

Pinewood takes its position in the community and the relationship with our neighbours very seriously. We require all persons operating on our site to be mindful of noise levels and other potential disturbances emitted from the premises which may affect local residents.

Some construction works are being carried out during the weekends however we are not aware of any works within our estate that would have caused noise being audible outside of the perimeter of the studios.

Pinewood has published Studio Regulations which apply to all productions, tenants, supplies, contractors, Pinewood personal, visitors and operatives attending and/or working at the studios. This is an internal document that sets out general procedures and site rules, and all persons are required to be mindful of noise levels plus other disturbances that may affect our neighbours. Pinewood requires that, wherever practicably possible, clients do not make noise that can be heard outside the boundary of the studios during the following 'Unsociable Hours', being:

Pinewood Group Limited

Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SLO ONH United Kingdom

T: +44 (0)1753 651700 Email: info@pinewoodgroup.com

www.pinewoodgroup.com

Registered in England No 3889552 Registered Office: Pinewood Studios, Pinewood Road, Iver Heath, Bucks, England SLO ONH



PINEWOOD

Monday to Friday: before 7:30am and after 7:00pm
Saturday before 8:00am and after 1:00pm
Sunday all day

Where schedules and works on site require external activity or which may create noise audible outside the studio perimeter during the Unsociable Hours, a procedure must be followed in accordance with the Studio Regulations to limit the potential disturbance, before such activity can go ahead. This procedure includes notices being issued to local residents in advance by the Pinewood Operations and Community Liaison Manager.

2. Resident complaint about noise starting at 4am.

Following discussions with our Security and Operational colleagues, we are not aware of any 4am activity causing noise at this time, nor are we aware of any productions coming back from filming off site.

We would welcome and request that local residents notify Pinewood if they hear operational or construction noise, from within the boundary of the studios, outside the above hours where no prior notification has been given of such activity. If local residents are able to make a note of the date, time and type of noise, they can phone Pinewood Security on 01753 656222 or alternatively email Kathryn Maidment (Senior Community Manager) on Kathryn.maidment@pinewoodgroup.com so we are able to investigate further and take appropriate action.

3. Pinewood Green

Pinewood Studios takes all the measures it can to ensure that Pinewood Green is not used as a route to the Studios or for parking. However, the road is a public highway and we do not have any enforcement powers. Implementation of controls on its use, as you know, is a matter for Buckinghamshire Council as Highway authority and enforcement for the Police.

Andrew M Smith DL
Corporate Affairs Director