

WEXHAM PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Tuesday 9th April 2024 at Harvey Memorial Hall George Green at 7.30 p.m.

Present: Mr Pearce Chairman, Mrs Eade, Mr Gallagher, Mr Phipps, Mr Spring & Mr Whitby.
Mrs Galvin, Clerk.

Also present:

Cllr. Ralph Bagge
Four members of the public

5973 Apologies

Received from Mr Abe & Mrs Slone

5974 Declarations of interest

Mr Spring declared an interest in Bretts activities in the Parish through a family member.
Mr Whitby declared an interest in the Neighbourhood Plan as a local farmer.

5975 Public Question Time

1. Resident requested an update on enforcement action re Sawyers Green Farm by Buckinghamshire Council. There are cars parking over a public footpath and cars parking on Council verges. Buckinghamshire Council are in the process of taking further legal action. An e-mail received from Buckinghamshire Council was read out.
2. Trees overhanging Trenches Lane- our local area technician has been advised.
3. Church Grove- update requested re drain clearance, Clerk confirmed that this work was being Processed.
4. It was suggested that Church Grove might comply with Council's annual plan & patching scheme, Clerk to contact our Local Area Technician.
5. The Pippins, demolition and rebuild, update not available.

5976 Buckinghamshire Council Councillors reports

Cllr. Ralph Bagge advised:

1. Martin Tett's recent newsletter covered roads & potholes.
2. Sawyers Green Farm- no update available.

5977 Minutes of the Parish Meeting 12th March 2024

Agreed and signed

5978 Matters arising

None

5979 Accounts for payment

1. Agreed in the sum of £4,253.17 as listed.
2. Clerk advised that due to non-receipt of the monthly bank statement to date the end of year carried forward figure was not available and when the statement had been received this sum would be e-mailed to Councillors.
3. Wicksteed Leisure quotation received for work required following the annual inspection. A quotation for just the spring on the see saw is awaited.

5980 Waste Bin at Harvey Memorial Hall

It was reported that Buckinghamshire Council would charge £526.80 for a replacement compatible bin with weekly collections. They would dispose of our old Biffa bin.
This was agreed.

5981 Correspondence

See list.

Item 54 on the list from Stantec would be discussed later in the meeting under 'Neighbourhood Plan'

Item 11 on the agenda.

5982 Planning matters

1. Applications/amendments received/actions pending

1. PL/24/0731/UA All Souls Farm Uxbridge Road George Green
Regulation 5 notification for the installation of 3 new antennas, 1 x 1600 mm dish, 1 x 1300 mm dish
Internal cabin works and ancillary works.
2. PL/24/0715/CONDA The Priory Middle Green Road Wexham
Approval of condition 3 (safety & stability) of PL/23/3028/HB Listed Building consent
for garage alterations to include retention of the front wall and rebuilding of the rear.

2. Decisions

1. PL/23/2915/FA Fulmer Wood Farm Fulmer Common Road Fulmer
Erection of 2.4m perimeter fence around residential estate.
Permitted.
2. PL/23/3394/HB The George Inn 12 Post Office Lane George Green
Listed building consent for the change of use to car sales showroom with reception, coffee shop
and ancillary facilities. Alterations to internal layout with changes to windows and doors.
Car park to be used as forecourt with additional landscaping.
Refused.
3. PL/23/3393/FA The George Inn 12 Post Office Lane George Green
Change of use to car sales showroom with reception, coffee shop and ancillary facilities.
Alterations to internal layout with changes to windows and doors. Car park to be used as a
forecourt with additional landscaping.
Refused.

3. Applications

1. PL/24/0704/FA Teikyo School Fulmer Grange Framewood Road Wexham
Fenestration alterations to two theatre buildings to facilitate creation of classroom and
education space, erection of plant room enclosure. Siting of two-storey modular building
with access ramp, comprising 4 x temporary classrooms and ancillary rooms.
Installation of replacement hardstanding and landscaping.
Comments submitted: no objections
2. PL/24/0659/FA Twin Trees Farm, Rowley Lane, Wexham, Bucks
Change of use of buildings to use Class B8 storage (part retrospective)
Comments submitted: Wexham Parish Council object to this application for a change of use to
B8 storage classification.
The planning statement refers to the agricultural nature of Twin trees, promoted a small holding,
Wexham parish Council are however aware of numerous businesses operating from the premises and
The required change would add to the industrialisation of the site within the Green Belt.
The application fails to provide a transport statement or environmental impact statement there is also
No reference to visitor or delivery infrastructure.
The property is within a residential area, Wexham Parish Council are of a view that there are no
Very special circumstances to allow for this application and that it is contrary to policies GB1 & GB5,
This change of use would be detrimental to the openness of the Green Belt.

3. PL/24/0769/FA 8 Azalea Way George Green

First floor addition above the existing side addition and garage conversion to home office.

Comments: Wexham Parish Council wish to make the following comments regarding this application, we are concerned as to the proposed layout of the property which by construction increases the floor area considerably with the creation of six bedrooms, local residents have raised concerns that the property could be used as an HMO, the Parish Council however raise the concern that the property once developed could be divided to create a separate dwelling (8a).

The proposal has the likelihood of increasing the amount of traffic using the small residential close Especially during the construction process thus causing both nuisance and pollution.

There is also concern with regards to the construction of a large outbuilding within the curtilage which we would have expected to be included within this application process.

As such Wexham Parish Council deem this as detrimental to the spatial openness of the Green Belt.

With these comments in mind Wexham Parish Council object to the application as submitted.

4. PL/24/0849/FA Lilac Cottage Wexham Street

Conversion of garage to habitable room

Comments: no objections

5. PL/24/0840/HB The Priory Middle Green Road Wexham

Listed building consent for works to bathrooms including relocation of four existing doors and frames and re-fitting one bedroom closet WC.

Comments: no objections

6. PL/24/0862/FA Appletreewick Church Lane Wexham

Erection of single rear extension

Comments: no objections

7. PL/24/0847/FA Park Stile Love Hill Lane Iver

Erection of a four-bay garage

Comments: Wexham Parish Council object to this application.

The proposal by its size and design would create a spatial impact upon the Green Belt in an area of natural historic open parkland and would be contrary to Policy GB1.

8. PL/24/0891/HB The Priory Middle Green Road Wexham

Listed building consent for alterations, extension or demolition of a listed building

Listed building consent for roof works including dormer rebuild, lead valleys, gutters & downpipes (retrospective)

Comments: no objections

9. PL/24/0892/HB The Priory Middle Green Road Wexham

Listed building consent for alterations, extensive or demolition of a listed building

Listed building consent for replacement of flooring (part retrospective)

Comments: no objections

10. PL/24/0913/HB The Priory Middle Green Road Wexham

Listed building consent for alterations, extensive or demolition of a listed building

Listed building consent for replacement windows to both sides and rear elevation.

Comments: no objections

11. PL/24/0901/VRC The Shieling Wexham Woods Wexham

Removal or variation of a condition following grant of permission.

Variation of condition 4 (approved plans) of PL/22/1282/VRC relating to variations of original permission PL/21/0031/FA (single storey front infill extension, increased ridge height of 750mm to facilitate accommodation in the roof) to allow for a small increase of 2.3 sq. m in the floor area, alterations to the fenestration of the dwelling including the number & position of rooflights and change the roof tiles to dark grey.

Comments: Wexham Parish Council wish to make the following comments in relation to this application, with regards to the variation of the roof height for the plan we note that this was approved under PL/22/0282/VRC and we see no reason to challenge this decision, however we do object to the proposed change of tiles to dark grey.

The conditions of PL/22/1282/VRC stated that matching materials should be used to safeguard the visual amenities of the area and we see no reason to change that statement and therefore we object to a change of roof materials to dark grey.

12. PL/24/0912/FA Woodlands Wexham Park Lane Wexham

Demolition of the existing property and construction of three detached dwellings with associated Parking and widening of access.

Comments: Wexham Parish Council write to express concerns as to the proposed development, our Council view is that this application as an over development of the site and contrary to policy GB1 of the local plan.

The proposal is a knock-on effect of the adjacent property and changes the character of the street scene, we also concerned that the development would create additional strain on the local services.

With this in mind Wexham Parish Council object to the application.

We would also wish to comment on the published planning application form which we assume was not proofread by the planning department in view of the numerous spelling errors which may not be the applicant's fault but a Portal interpretation.

5983 Neighbourhood Plan

Cllr. Phipps reported that the next meeting of the steering group was on 30th April by Zoom.

Tasks and actions have been prepared.

This year's confirmation of funding is awaited from Groundwork UK.

Letter from Stantec discussed. This letter will be referred to our Neighbourhood Plan consultant for a response.

5984 Any other business

1. Concern raised re Wexham Park Golf Centre re the construction of the adventure course in respect of the height of the bund.
2. Social library 20th April
3. Pinewood Liaison meeting attended by Mr Pearce. Use of Pinewood bus discussed for the general public but currently the use is to capacity.
4. Request for use of field by teachers and parents of Langley Hall Academy for a football match on 29th June discussed. Clerk to obtain more information.
5. Contact has been received from Langley Hall Academy re parking and speed of traffic in Middle Green- Clerk to investigate options.

Meeting closed 9.10 p.m.