

WEXHAM PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Tuesday 10th December 2024 at Harvey Memorial Hall George Green at 7.30 p.m.

Present: Mr Pearce, Chairman, Mr Abe, Mrs Buhain, Mrs Eade, Mr Gallagher, Mr Phipps, Mrs Slone, Mr Spring, Mr Whitby
Mrs Galvin, Clerk.

Also present:

Three members of the public

6066 Apologies

None received

6067 Declarations of interest

Mr Spring in respect of Bretts

Mrs Slone in respect of Butterfly Pre School

Mrs Buhain in respect of Butterfly Pre school

Mrs Galvin in respect of Bretts a family acquaintance

6068 Public Question Time

1. Streetlight, Church Lane- a dim light was reported. Clerk to chase contractor.
2. Cars outside Sawyers Green Farm, Langley Park Road- This matter has been placed on Fix My Street.
3. Dumped caravan- Langley Park Road, placed on Fix My Street.
4. Trees down in Trenches Lane- placed on Fix My Street.
5. State of pathway between The Orchards and Langley Park Road- placed on Fix My Street.
6. Laybys on A412 discussed.

6069 Buckinghamshire Council Councillors Report

No councillor present and no report.

6070 Minutes of the Parish meeting 12th November 2024

Agreed and signed

6071 Matters arising

1. Minute 6061 (3) Wexham Street Memorial Pump- stone plaque work has been completed.
2. Minute 6061 (4) mole catcher verbal report received, and it was agreed that he would carry out the necessary work.
3. Minute 6065 (3) Parish Christmas lights event raised £162.12.

6072 Accounts for payment

1. Agreed in the sum of £8,764.98
2. The cumulative sum received of £11,094 was queried.
3. Wicksted quotation re playground surface work received- more enquiries to be made.

6073 Financial matters

Concerns were raised by the Clerk re next year's budget and Councillors wish list. It was reported that the Clerk had contacted our internal auditor for guidance.

A finance meeting was agreed for Tuesday 7th January 2025 at 2 p.m. at Harvey Memorial Hall.

6074 Correspondence

See list attached

6075 Planning Matters

1. Applications/ amendments received / actions pending

1. PL/24/3554/AGN Fulmer Wood Farm Fulmer Common Road Fulmer
Notification of agricultural or forestry development under schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) (England) Order 2015 for: chicken coop and sheep barn.
2. 18/0215/LAPRE Premises licence- Mad Turs 3 The Centre Beaconsfield Road Farnham Common
3. PL/24/3563/CONDA The Priory Middle Green Road Wexham
Approval of conditions 3 (services & fixtures) and 4 (external fixtures) of PL/24/0840/HB -listed building consent for works to bathrooms including relocation Of four existing doors & frames and re fitting one bedroom closet W C

2. Decision

1. PL/24/3202/KA Mill Cottage Framewood Road Wexham
Notification of proposed works to trees in a conservation area
T1 walnut- fell, T2 cherry-fell (Stoke Poges Framewood Road conservation area)
Agreed
2. PL/23/2302/FA Boundary Lodge Black Park Cottages Uxbridge Road Iver Heath
Conversion of a single dwelling (Black Park Ranger's accommodation) to two (part retrospective)
Permitted.

3. Applications

1. PL/24/3360/FA Hillbrow Cottage Wexham Street
Retrospective permission for the erection of a single storey outbuilding in the rear garden.
Comments: Wexham Parish Council are concerned regarding the application.
We are of the opinion that it fails to comply with policy GB1 as an unauthorised development within the Green Belt without special circumstances for approval.
The information provided indicates that the structure is a habitable one-bedroom property.
We would cite the decision notice for application PL/21/0544/FA as to the reasons why this application should be refused.
2. PL/24/2255/FA Spire Thames Valley Hospital Wexham Street
Installation of 186 No PV solar panels with a maximum output of 91.56 kWp.
The panels will be installed on the flat roof of the hospital building and, on a ground, mount system within the site boundary of the hospital.
Comments: Wexham Parish Council write to object to the above planning application specifically with regards to the ground mounted PV solar panel proposals.
By the nature of size, we are of the view that the location proposal would be contrary to the Green Belt policies with regards to creating a spatial impact.
We are also concerned as to the impact on the adjacent listed memorial pump (Listed Entry Number 1445295) we note that there is a proposal for some hedgerow screening However, the information provided is sparse.
We would highlight the Historic England documentation regarding the installation of PV panels Within the setting of heritage assets such as historic buildings which advises that 'The significance of the asset will need to be properly assessed and the impact of the installation on significance evaluated prior to permission being considered'.

Wexham Parish Council are of the view that the applicant has not provided such an evaluation and the proposed hedging will not mitigate the development proposed and as such the proposal would have a detrimental effect on the location in Wexham Street.
Wexham Parish Council therefore object to this application

3. PL/24/3552/FA Fulmer Wood Farm Fulmer Common Road Fulmer
Change of use of agricultural land to ancillary residential (Use Class C3) land.
Wexham Parish Council write to express our concerns as to the above application for a change of use of agricultural land to ancillary residential (Use Class C3) land.
We are concerned that the change of use will create an erosion of agricultural land within Wexham. Please note our objection to this application.

4. PL/24/3584/VRC Park Stile Love Hill Lane Iver
Variation of condition 11 (approved plans) of planning permission
PL/24/2440/FA (replacement dwelling and garage) to allow for alterations to roof including additional rooflights, dormer windows and solar panels
Comments: no objections

5. PL/24/3469/PAHAS 16 Withycroft George Green
Notification under The Town & County Planning (General Permitted Development) order 2015. Amendment to Part 1 of schedule 2 Class AA for: raising of roof to existing dwelling house (maximum height increase 2.3m)
Comments: Wexham Parish Council write to express our concerns as to the above planning Application.
This property is part of the original design of Withycroft, and whilst this has evolved over the years the original layout and architectural design remains creating the current scene of the area.
The first phase development proposed of the two-story addition PL/24/3469/PAHAS is contrary to policies EP3, EP5 and H11.
The proposed extensions are considered as an inappropriate addition that would fail to respect the character and appearance of the area and neighbouring properties.
Wexham Parish Council object to this application.

4. Notice of Appeal

1. APP/N0410/W/24/3356211 Fulmer Wood Farm Fulmer Common Road Fulmer
Erection of padel court building

6076 Neighbourhood Plan

Update given by Mr Phipps.

The draft plan has been completed and sent to all Councillors for comment.

All Councillors agreed to proceed, and the next stage includes residents' consultation. Volunteers were Requested to hand deliver the notices.

An additional grant has been applied for.

6078 Any other business

1. Colne Valley Park query re our annual contribution discussed.
2. Social library 21st December 2024
3. A Parish Councillors photograph was discussed.

Meeting closed 9 p.m.