

WEXHAM PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Tuesday 13th February 2024 at Harvey Memorial Hall George Green at 7.30 p.m.

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

Also present:

One member of the public

5949 Apologies

Received from Mrs Buhain, Mrs Eade & Mrs Slone

5950 Declarations of interest

None

5951 Public Question Time

1. Sawyers Green Farm – date of enforcement requested 1st March 2024.
2. Langley Waste site- road surface concerns voiced- LAT to be contacted although the site is under the control of Buckinghamshire Council- portfolio holder to be contacted.
3. Potholes- Trenches Lane – to be reported on Fix My Street.
4. Trenches Lane due to the recent winds there are a few trees leaning over the road- LAT to be contacted.
5. Footpath weeds, Trenches Lane, require attention- to be reported on Fix My Street.
6. It was reported by a resident that a vehicle had been broken into at The Orchards, this incident should be reported to the Police before any action can be taken.

5952 Buckinghamshire Council Councillors reports

No Councillors present and no report received.

5953 Minutes of the Parish meeting 9th January 2024

Agreed and signed.

5954 Matters arising

1. Minute 5940 (1) Rowley Lane, suggested HGV restrictions- no response enquiries received.
2. Minute 5924 (2) Loss of water, Framewood Road- matter with Thames Water but also to be Referred to our LAT.
3. Minute 5940 (3) Hall boiler- update given re service contract being void, awaiting response from Domestic & General.
4. Minute 5944 (2) Wicksteed engineers attended our playground roundabout to replace the bearings & found further work was necessary- a further quotation is awaited.
5. Minute 5944 (3) Footballers annual charge has been agreed with them.
6. Minute 5944 (4) Car park repairs - Cllr Whitby met contractor and agreed the option for the work on the potholes- this work has been carried out.
7. Minute 5948 (1) Sawyers Green Farm enforcement date due end of February.

5955 Accounts for payment

Agreed in the sum of £5,425.09.

5956 Correspondence

See list.

5957 Planning matters

1. Applications/amendments received/ actions pending

1. PL/23/3883/PAHAS Hillbrow Cottage Wexham Street
Notification under Town and 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 2.11m)

2. Decisions

none

3. Applications

1. PL/23/4146/FA Twin Trees Farm Rowley Lane Wexham
Agricultural building (retrospective)
Comments submitted:
Wexham Parish Council write to object to this application, by nature of the retrospective application this applicant has made a presumption that the erection of this substantial building was acceptable by being an addition to the large number of existing buildings at the property.
The size of the two-floor building 30m x 9m x 6m represents a spatial impact on the Green Belt Location it sits within, whilst there is an emphasis on the agricultural workings of the property being alpacas & chickens with storage of hay etc and the NPPF guidelines, there is no reference as to the quality of the agricultural land in question and as to the meaning of agricultural in the context of Twin Trees Farm (e.g. production, marketing).
The erection of this large building in our view serves to increase the industrial footprint of Twin Trees and if permitted the use of the building can only be classed as unspecific.
The building is located within full view of adjacent residential neighbours, the recent approved application PL/20/1685/FA restricted adjacent new build properties to a ridge height of 3.5m.
Rowley Lane is an area of historic woodland and the environmental impact of the industrial Development at Twin Trees Farm and the surrounding area can only be assessed over time.
With these views in mind Wexham parish Council object to this application.
2. PL/24/0120/FA The Marish Middle Green Wexham
Boundary treatment along the northern, northeastern and western facing boundaries with replacement Fencing and a wrought iron gate (retrospective)

4. Notice of Appeals

1. APP/N0410/C/23/3335891 Council ref: ES/22/00369/COU
Twin Trees Rowley Lane Wexham
Appeal against an enforcement Notice alleging a material change in use of the land comprising of agriculture and vehicle repairs, vehicle breaking, vehicle breaking, vehicle maintenance, external storage and storage within buildings (including but not limited to vehicles, car parts, wood and floor screed related products) wood workshop, storage and distribution of building materials, storage and distribution of ice cream and associated products, the stationing of a mobile home for residential occupation, and residential (the unauthorised use) and the carrying out of operational development to facilitate the unauthorised material change of use to residential.
the erection of a log cabin for residential occupation
2. APP/N0410/W/23/3329737 Council ref: PL/22/2637/FA
Land adjoining Love Hill Farm House Love Hill Lane Iver
Retention of existing 30m lattice tower, five 600mm antenna dishes and associated works (retrospective)

5. New access road

Re 5 Properties built south of Rowley Lane

6. Notice of application to be considered at South Area Planning Committee 6th February 2024

PL/23/2302/FA Boundary Lodge Black Park Cottages Uxbridge Road

Conversion of a single dwelling (Black Park Ranger's accommodation) to two (part retrospective)

7. It was reported that the scaffolding at The George Inn had been removed today (13th February) and The Heritage comments were on the planning portal.

5958 Neighbourhood Plan

Update given by Cllr Phipps.

The questionnaires had all been delivered by hand and posted to residential properties. Businesses would be contacted by e-mail where possible.

Two open sessions were planned for 17th February at The Harvey Memorial Hall for local residents To discuss any queries. Maps and literature would be available.

Cllr Phipps attended the George Green Women's Friendship Group to discuss the proposed plan and encourage responses.

5959 Any other business

1. Social Library 17th February.

2. Rowley Lane drain grid discussed. Possible approach be made to the Community Board.

No further information available re corner of Trenches Lane & Rowley Lane but Community Board meeting planned for the end of the month.

Meeting closed 8.45 p.m.