

WEXHAM PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Tuesday 9th July 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 Spring Mr Whitby Mrs Galvin, Clerk.

Also present:

Cllr. Ralph Bagge
Three members of the public

6012 Apologies

Received from Mr Phipps & Mrs Slone

6013 Declarations of interest

Mr Spring in respect of Bretts
Mr Whitby in respect of Black Park
Mrs Galvin in respect of a family connection

6014 Public Question Time

1. It was reported that the potholes in Church Grove had been repaired.
2. State of grass verges cause concern – to be placed on ‘Fix My Street’
3. State of pavements in Church Grove discussed- to be placed on ‘Fix My Street’
4. Unauthorised parking around Langley station -to be placed on ‘Fix My Street’
5. Query re The Pippins planning application- it was reported that no decision has been made.
6. Building work in Church Grove causing concerns to neighbours.
7. Sawyers Farm- it has been noticed that some cars had been removed.
8. Weeds on path between The Orchards & Langley Park Road require attention- to be placed on ‘Fix My Street’.
9. Bretts possible planning application discussed with residents and will be discussed in full later in the meeting.

6015 Buckinghamshire Council Councillors report

Councillor Bagge reported that due to the recent general election no democratic decisions have been made.

There was a Pension meeting that he attended.

Query re Black Park’s recent planning application for a café, Wexham Parish Council’s comments were not included in the officer’s report to the members of the planning committee.

Cllr Bagge to investigate but suggested writing to The Head of Planning Services.

6016 Minutes of the Parish meeting 11th June 2024

agreed & signed

6017 Matters arising

1. Minute 6000 (2) Langley Park Road bus shelter cleaning required- to be investigated.
2. Minute 6011 (3) carbon monoxide detector in back office & smoke detectors in hall to be reviewed- this will be carried out during the school holidays.
3. Minute 6011 (6) playground roundabout spinner query – answer awaited.

6018 Accounts for payment

Agreed in the sum of £4,269.46

6019 Financial regulations

Draft regulations previously circulated to all Councillors were agreed and adopted.

6020 Biodiversity Policy model

This document was previously circulated to all Councillors.
It was agreed and adopted.

6021 Correspondence

See attached list

6022 The Orchards, Trenches Farm Sand & Gravel Development

It was reported that an e-mail had been received from The Senior Planning Manager, Bretts Group, stating that they are in the early stages of preparing development plans for another site that Bretts own called Trenches Farm & Devon Court off of Trenches Lane.

After discussion it was agreed that a response would be sent requesting how they plan at this stage to mitigate the disruptions to residents of The Orchards and other local residents.

6023 Planning matters

1. Applications/amendments received/ actions pending

1. PL/22/4257/FA 2 George Green Cottages George Green Drive Wexham
Approval of condition 2 (schedule of materials) of planning permission PL/22/4257/FA- Single storey rear extension, hip to gable roof extension with dormer window, rooflights, porch and bin store to side.
2. PL/24/1645/CONDA Rowley Farm Black Park Road Wexham
Approval of condition 10 (combined construction method statement & ecological enhancement statement scheme) of planning permission PL/23/0366/FA- dismantling & partial dismantling & reinstatement by restoration and partial replacement of agricultural buildings that are in an extremely poor & dangerous condition
3. PL/24/1807/CONDA Rowley Farm Black Park Road Wexham
Approval of condition 4 (dismantling works) of planning permission PL/24/0366/FA- Dismantling and partial dismantling and reinstatement by restoration & partial replacement, of agricultural buildings that are in an extremely poor & dangerous condition.
4. PL/24/1808/CONDA Rowley Farm Black Park Road Wexham
Approval of condition 4 (dismantling works) of planning permission PL/23/0367/HB- Listed Building Consent for dismantling and partial dismantling & reinstatement by restoration & partial replacement of agricultural buildings that are in an extremely poor & dangerous condition.
5. PL/24/1809/CONDA Rowley Farm Black Park Road Wexham
Approval of condition 7 (statement) of planning permission PL/23/0366/FA- dismantling & partial dismantling & reinstatement, by restoration & partial replacement of agricultural buildings that are in an extremely poor & dangerous condition.
6. PL/24/1810/CONDA Rowley Farm Black Park Road Wexham
Approval of condition 7 (statement) of planning permission PL/23/0367/HB-Listed Building Consent for dismantling & partial dismantling & reinstatement by restoration & partial replacement of agricultural buildings that are in an extremely poor & dangerous condition.
7. PL/24/1842/CONDA Rowley Farm Black Park Road Wexham
Approval of condition 6 (protection of buildings) of planning permission PL/23/0366/FA Dismantling and partial dismantling & reinstatement, by restoration and partial replacement of agricultural buildings that are in an extremely poor & dangerous condition.
8. PL/24/1844/CONDA Rowley Farm Black Park Road Wexham
Approval of condition 6 (protection of buildings) of Listed Building consent

PL/23/0367/HB for:

dismantling and partial dismantling & reinstatement, by restoration and partial replacement of agricultural buildings that are in an extremely poor & dangerous condition.

9. PL/24/1911/SA 16 Withycroft George Green

Certificate of lawfulness for proposed erection of single storey side extension, two single storey rear extensions and front porch.

2. Decisions

1. PL/24/1692/CONDA The Joint & Cloverdale Wexham Street

Approval of condition 12 (contamination) of planning permission PL/23/3053/VRC-Variation of condition 17 (Approved plans) of Planning Permission PL/22/3760/FA (Erection of 4 detached dwellings with access and entrance gates, following demolition of 2 existing houses and office buildings.) to allow for changes to windows & doors for all the houses, increasing the ridge height for the houses in plot 3 & plot4 to allow for use of roof space for habitable accommodation.

Acceptable

2. PL/24/0529/FA Fulmer Wood Farm Fulmer

Replacement jetty structure including new boathouse within the existing private lake.

Refused

3. PL/24/1293/PAHAS Hillbrow Cottage Wexham Street

Notification under The Town & Country 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 2.9m)

Prior approval refused

4. PL/24/1221/EU Wildcroft St Marys Road Wexham

Certificate of lawfulness for the existing use of a barn which is unaltered since the substantial completion of the dwelling house approved under application ref: 11/00152/FUL

Granted.

3. Applications

1. PL/24/1945/FA 2 Azalea Way George Green

Two storey side, part two, part single storey rear extensions, garage conversion to living space and loft conversion with rear dormer.

Comments: Wexham parish Council object to this application. This property sits in the Green Belt and we consider the proposal as over development within the Green Belt. It would also change the street scene. If this proposal is to be considered, we would request consideration be given to the surrounding properties privacy in respect of the windows mentioned on the upper floors.

4. Notice of planning meeting

1. PL/24/1007/FA Black Park Country Park Black Park Road Wexham

Removal of existing refreshment kiosk and toilet portacabin and replacement with new café building with internal & external seating areas, integrated toilets, refuse storage area & landscaping.

Planning committee 9th July 2024 at 2.30 pm

6024 Neighbourhood Plan

Mr Phipps was not able to attend the meeting. His report was read out stating that approval had been received for a further payment of £4,416 to 31st March 2025.

A decision is waited for extra funding to help cover the design statement of any new house/extensions.

The next steering committee meeting is on 16th July.

One Councillors voiced an opinion that the expenditure for the plan was a waste of tax payers funding.

6025 Any other business

1. Social library 20th July 2024
2. It was noticed that a yellow van on the A412 had been burnt out.
3. The roof of the storage shed & removal of the tables in the shed was discussed- Clerk to chase action.
4. Cupboard door in the kitchen requires attention.
5. Wexham, Fulmer & Stoke Poges Horticultural Show 27th July.
6. Boiler still not performing properly- more investigations required.

Meeting closed 8.45 p.m.