

WEXHAM PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Tuesday 14th May 2024. at Harvey Memorial Hall George Green. This meeting followed the Annual Meeting of the Parish at 8.45 p.m.

Present: Mr Abe, Mrs Buhain, Mrs Eade, Mr Pearce, Mr Phipps, Mrs Slone, Mr Spring , Clerk, Mrs Galvin

Also present

no members of the public

5984 Apologies

received from Mr Gallagher and Mr Whitby

5985 Declarations of Interest

None

5986 Election of Officers

The following positions agreed:

Chairman: Mr Pearce

Vice Chairman: Mr Whitby

Planning Committee: Mrs Eade, Mr Gallagher, and Mr Spring

Finance Committee: Mr Phipps, Mrs Slone, and Mr Whitby

Neighbourhood Plan: to be lead by Mr Phipps

Hall Committee: Mrs Buhain, Mr Phipps, and Mr Spring

5987 Financial Regulations

It was reported that a new set of regulations had been received from NALC. As Mr Whitby , Chairman of Finance last year was unable to attend the meeting it was agreed that this matter would be carried over to next month's meeting.

5988 Standing Orders

This document was sent by e-mail to all Councillors prior to the meeting and was agreed at the meeting.

5989 Minutes of the Parish Meeting held on 9th April 2024

agreed and signed

5990 Matters arising

none

5991 Accounts for payment

1. agreed in the sum of £3,277.36
2. Wicksteed quotation received for work on the see-saw. This was agreed.
3. It was reported that our annual insurance had been received with a three year loyalty rate however it was agreed that the sum the playground equipment would be increased by £10k & clerk to obtain an amended premium.
4. Account from SB Association of Local Councils has been received for £20 for the year 2023/4. Clerk to write declining membership.

5992 Risk assessment

This document was sent by e-mail to all Councillors prior to the meeting and was agreed at the meeting.

5993 Biodiversity Policy model

This was sent to Councillors prior to meeting.

It was agreed that Wexham Parish Council should proceed with this and will adopt it at our next Meeting.

5994 Correspondence

see list

5995 Planning matters

1. Applications/amendments received/ actions pending

1. 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 and therefore , immune from action as ten years have passed.

2. Decisions

1. PL/24/0226/CONDA The Manor House Middle Green

Approval of condition 2 (detailed specification including sample sections of joinery work (glazing bars, sills etc) or working drawings) of planning permission PL/23/2594/HB- Removal and replacement of 2 x second floor windows and 1 x ground floor window to rear elevation.

Submitted details acceptable.

2. PL/23/3072/VRC Fulmer Wood Farm Fulmer Common Road Fulmer

Variation of condition 16 (approved plans) of planning permission PL/22/1176/FA (demolition of existing dwelling and outbuildings and erection of dwelling house with landscaping, ecological enhancements and associated works) to allow relocation of outdoor swimming pool, landscape proposals and minor elevational changes to consented dwelling.

Permitted.

3. PL/24/0849/FA Lilac cottage Wexham Street

Conversion of garage to habitable room

Permitted

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

Erection of single storey rear extension

Application treated as withdrawn

5. PL/24/0847/FA Park stile Love Hill Lane Iver

Erection of a four-bay garage

Permitted

3. Applications

1. PL/24/1014/FA 12 August End George Green

Demolition of an existing rear conservatory and replacement with single storey rear extension with the addition of a roof lantern.

Comments: no objections

2. 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 and external seating area, integrated toilets, refuse storage area and landscaping.

Comments: Whilst we accept the need to replace the old cafeteria building, we are of the view that the design and size of the new proposal are not in keeping with the woodland surroundings of Black Park, we would have hoped that the designers would have looked more to woodland than the car park for inspiration noting that the proposed design would not be out of place in a retail shopping centre.

However, we appreciate that it is somewhat late in the day for the chance on any consultation, we hope however that some creative landscaping will be of assistance.

3. PL/24/1046/FA 16 Withycroft George Green Wexham

Single storey front, side and rear extensions, raising roof in conjunction to allow a room in roof.

Comments: We are concerned as to the overdevelopment of the plot and the effect that the new Property will have on site lines of the two adjacent properties particularly at the rear as we understand that

the development will utilise the small plot to capacity, we also understand that there may be some restrictive covenants on construction in Withycroft which we would trust that the planning department review.

We are also of the view that no construction work should commence until a suitable access is created with an appropriate dropped curb, the property sits behind the pedestrian pavement with a common verge between it and the road, vehicle access across this verge must be agreed by Highways prior to construction and a separate planning application should be submitted for this work.

No works should be allowed until this access is in place

4. PL/24/1089/HB Listed building consent for alterations, extension or demolition of a listed building North Grange Langley Park Uxbridge Road George Green Wexham

Listed building consent for internal and external alterations including demolition of existing single storey side infill extension with roof terrace, erect new part single, part two storey side/rear extension, new and extended openings, remove existing internal and external staircases and lowered mezzanine floor for the end bay of building, restore the bay to its original level, new external & internal staircases, new terraces and steps, repositioning of opening between rear lawn & walled garden & new storeroom in walled garden.

Comments: no objections

5. PL/24/1088/FA North Grange Langley Park Uxbridge Road George Green

Internal & external alterations including demolition of existing single storey side infill extension with roof terrace, erect new part single, part two storey side/rear extension, new & extended openings, remove existing internal & external staircases and lowered mezzanine floor for the end bay of building, restore the bay to its original level, new external & internal staircases, new terraces & steps, repositioning of opening between rear lawn and walled garden & new storeroom in walled garden.

Comments: no objections

6. PL/24/0529/FA Fulmer Wood Farm Fulmer Common Road Fulmer

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

Comments: WPC object to this application, we are concerned that the proposal will transform the openness of the lake, the area in question has had no previous development it is adjacent to ancient woodland and the ecological balance would be severely affected should the works be allowed to proceed.

The importation of materials to the proposed site will have a detrimental effect to Fulmer Common Road and to the wooded area for which the construction vehicles will have to access.

The jetty site itself has been subject to a number of applications which have all been refused and WPC see no reason within this application to question those decisions.

Whilst the developers should be permitted the ability to consolidate the jetty durability we see no Reason to allow the construction of the boat house which we view to be contrary to GBI by Creating a severe spatial impact on the openness of the Green Belt.

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

Prior approval for proposed enlargement of a home by construction of additional storeys (schedule 2, Part 1, Class AA)

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 dwellinghouse (maximum height increase 2.9m)

Comments: no objections

8. PL24/1438/FA Pippins 8 Church Grove Wexham

Replacement dwelling (Retrospective)

Comments: WPC object to this planning application.

The information provided is incomplete in that it fails to provide any plans and elevations or information regarding the dwelling that previously occupied the site.

If the application is retrospective, it infers that it is after the event which it certainly is.

The application fails to provide a design & access statement, a statement as to how the original dwelling would be demolished and removed from the site, there is no highways or waste information, there is also no ecological appraisal for the application.

Wexham Parish Council and Buckinghamshire Council are aware that the previous dwelling was demolished without planning consent in January 2022 and despite expressing our concerns to Buckinghamshire Planning Department the applicants have fully constructed a larger replacement dwelling.

Wexham Parish Council consider this to be a disregard of the planning system and until a comprehensive application is received this application in its current format should be refused.

4. Notice of Appeals

1. ES/22/00369/COU twin trees Farm Rowley Lane Wexham

Appeal against an enforcement notice alleging a material change of use of the land to a mixed use (sui generis) comprising of agriculture and vehicle repairs, 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 and residential (the unauthorised use) and the carrying out of operational development to facilitate the unauthorised material change of use to residential, comprising the erection of a log cabin for residential occupation. Inquiry to start 1st May 2024

5. Tree Preservation Order

1. TPO/2024/0004 Land at Amberley and Acorns Church Lane Wexham
Two Oak Trees

6. Information request

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

completion of the dwelling house approved under application ref: 11/00152/FUL and therefore immune from action as ten years have passed.

5996 Neighbourhood Plan

Mr Phipps gave his update during the annual meeting of the parish.

5997 Any other business

1. It was reported that the large shed roof required work & it was agreed that this matter would be investigated before a decision was made on how to proceed.
2. Future of the wooden tables discussed.
3. Streetlight in Withycroft not working- Clerk to contact contractor.
4. Social Library Saturday 18th May.
5. It was reported that we had been gifted a picture of King Charles and this would be hung in the hall.

meeting closed 9.40 pm