

## WEXHAM PARISH COUNCIL

### Minutes of the meeting of the Parish Council held on Tuesday 10<sup>th</sup> September 2024 at Harvey Memorial Hall George Green at 7.30 p.m.

**Present:** Mr Pearce, Chairman, Mr Abe, Mrs Buhain, Mr Spring, Mrs Slone, Mr Whitby, Mrs Galvin, Clerk.

**Also present:**

Cllr. Ralph Bagge

Three members of the public

#### 6026 Apologies

Received from Mrs Eade and Mr Gallagher

#### 6027 Declarations of interest

Mr Spring in respect of Bretts

Mr Whitby in respect of Black Park

Mrs Galvin in respect of a family connection

Mrs Buhain in respect of a planning application for a member of her family and Butterfly Pre School

Mrs Slone in respect of Butterfly Pre School

#### 6028 Public Question Time

1. Concern re Church Grove street cleaning- matter to be reported on Fix My Street
2. Concern re hedge/bush encroaching on the bend in Church Lane obscuring the view- to be reported on Fix My Street.
3. It has been noted that some vehicles are being removed from the Sawyers Green Farm location.
4. Langley station parking discussed- this site in under Slough Borough Council.
5. Bollards discussed at corner of Trenches Lane.
6. Weeds along pathway Trenches Lane- to be reported on Fix My Street.
7. Bretts property in Trenches Lane discussed- an application has not been submitted so no details .
8. Possible parking restrictions around Iver discussed- no details held.

#### 6029 Buckinghamshire Council Councillors reports

Given by Cllr Ralph Bagge

1. Council had been in recess over August.
2. Discussions re change in planning policies taking place.
3. Walking & cycling review e-mail received and sent to all parish councillors, this was discussed at the meeting.
4. Concerns expressed re developers building without permission- cases to be sent to Cllr. Bagge.

#### 6030 Minutes of the Parish meeting 9<sup>th</sup> July 2024

Agreed and signed.

#### 6031 Matters arising

1. Minute 6017 carbon monoxide detector and smoke detectors installed.
2. Minute 6025 kitchen cupboard door repaired.
3. Minute 6025 estimate for shed roof received approx. £2,250. An estimate for a replacement shed to be obtained.

#### 6032 Accounts for payment

Agreed in the sum of £5,427.11.

#### 6033 Harvey Memorial Hall boiler

Estimate received for replacement system and boiler and two more quotations to be obtained.

#### 6034 Hall car park

Slight wear and tear noticed.

Concern re grass verge at entrance to car park at the side of School Cottage due to being used as a car parking space. It was agreed that bollards/logs would be installed. Matter to be investigated.

#### 6035 Football team fees for season 2024/5

This matter was discussed, and it was agreed that £700 would be charged for the season.

### **6036 Middle Green**

E-mail received from resident re some bollards. It was agreed that a site plan would be obtained from resident & enquiries made with Buckinghamshire Council Highways department.

### **6037 Langley Park Road bus shelters**

It was reported that Mr Pearce met Mr Wickens on site and work had been carried out. Visibility by bus passengers on the Sawyers Green Farm side of the road was impaired- contact to be made with the Local Area Technician re the altering the position of the sign.

### **6038 Correspondence**

see list

### **6039 Planning matters**

#### **1. Applications/amendments received/ actions pending**

1. PL/24/2455/CONDA Black Park Country Park Black Park Road Wexham  
Condition 4 – (Landscape & Ecology Management Plan) 6-(Construction Traffic Management Plan), 7 (Lighting Strategy) of planning permission PL/24/1007/FA – Removal of existing refreshment kiosk & toilet portacabin and replacement with new café building with internal & external seating areas, integrated toilets, refuse storage area and landscaping.  
Comments sent: Wexham Parish Council write to express our concerns as to the Traffic management plan for this application.  
Under the heading of site access the proposal is for small vehicles up to 12 tons to have access to and From the site entrance in either direction along Black Park Road, with vehicles over 12 tons having access only via the A412.  
Wexham Parish Council object to these proposals and would request that all vehicles of any size relating to this project be directed to use the A412 access route.  
Our reason for this is that Rowley Lane to the north is a lane with ancient woodland on either side Which will be environmentally impacted by additional unnecessary traffic pollution, in addition the road suffers with severe flooding and verge erosion.  
Black Park Road to Framewood Road should also be non-accessible to contractors' vehicles for the same reasons.  
The northern end of these roads should be sign posted accordingly to prohibit contractor vehicles for the duration of the contract.  
All contractors' vehicles should have an identifiable windows sticker for the duration of the contract to mitigate digression from the A412 route.  
This construction work is for a limited timescale and the above proposal will mitigate traffic impact in the locality.  
We trust these comments will be considered in full.

2. PL/24/2617/SA 16 Withycroft George Green  
Certificate of lawfulness for proposed erection of side and two rear single storey extensions, side & rear rooflights and front porch to existing bungalow.

#### **2. Decisions**

1. PL/24/1007/FA Black Park Country Park Black Park Road Wexham  
Removal of existing refreshment kiosk and toilet portacabin & replacement with new café building with internal & external seating area, integrated toilets, refuse storage area & landscaping.  
Agreed.
2. PL24/1467/FA Fulmer Wood Farm Fulmer Common Road Fulmer  
Erection of padel court building  
Refused
3. PL/24/1323/FA 32 Bates Close George Green  
Internal & external alterations, including single storey rear extension, part garage conversion & installing a new garage door, loft conversion installing two rooflights at the front and one at the rear, new porch and new vehicular access  
Refused

4. 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)  
Granted
5. 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.  
Refused
6. 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.  
Refused
7. PL/24/1733/CONDA 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  
Accepted.
8. PL/24/2247/CONDA Rowley Farm Black Park Road Wexham  
Approval of condition 5 (reinstatement of the farm buildings) for 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.  
Accepted
9. PL/24/2248/CONDA Rowley Farm Black Park Road Wexham listed building consent for:  
Approval of condition 5 (reinstatement of the farm buildings) for planning permission PL/23/0367/HB Dismantling & partial dismantling & reinstatement by restoration & partial replacement of agricultural buildings that are in an extremely poor & dangerous condition.  
Accepted.
10. PL/24/1911/SA16 Withycroft George Green Wexham  
certificate of lawfulness for proposed erection of single storey side extension, two single storey rear extensions and front porch.  
Refused, an application for planning permission is required.
11. PL/24/0715/CONDA The Priory Middle Green Wexham  
Approval of condition 3 (safety & stability) of PL/23/3028/HB List building consent for garage alterations to include retention of the front wall and rebuilding of the rear.  
Accepted.
12. PL/24/0891/HB The Priory Middle Green Wexham  
Listed building consent for roof works including dormer rebuild, lead valleys, gutters and downpipes (Retrospective)  
Consented
13. PL/24/0913/HB The Priory Middle Green Wexham  
List building consent for replacement windows to both sides & rear elevation  
Consented.

### 3. Applications

1. PL/24/2424/FA 47 Thorn Drive George Green Wexham

Part two, part single storey rear/side extension and single storey front porch extension and conversion of garage into living accommodation.

Comments: Wexham Parish Council write to make the following observation with regards to the above planning application, whilst there are no objections to the application we would wish to highlight the changes to the front elevation creating a new entrance, concerns have been voiced in relation to the alteration of the street scene from its original design of the properties.

We would ask the planning officers to consider these views accordingly.

2. PL/24/2440/FA Park Stile Love Hill Lane Iver Bucks

Replacement dwelling & garage.

Comments: Wexham Parish Council write to object to this application, we refer Buckinghamshire to NPPF guidelines on the conservation of historic landscapes and listed buildings within the Green Belt. We are concerned that the historic landscape of the adjacent lodge and entrance gates will be compromised by the demolition of the adjacent property and the construction of the new dwelling. The lodge and gates (English Heritage Legacy ID 44335, Historic England entry 1308997) must be protected as they form part of the historic landscape of Langley Park.

We are concerned as to the considerable change that the new property will make in relation to the existing visual aspect across the openness of Langley Park, this corner of Langley Park provides an untouched prospect of the original parkland design.

Wexham Parish Council are also concerned as to the protection of the adjacent public footpath network which is part of the Colne Valley regional network, this being in relation to the considerable works required by this development.

Wexham Parish Council are also concerned as to the environmental & biodiversity impact the development would have, this corner of Langley Park has an established biodiversity, demolition and redevelopment have a proven detrimental impact, the area is within the Green Belt and Buckinghamshire Council is committed to the protection of the environment throughout the county.

We would therefore urge the planning department to uphold those commitments by refusing this application.

3. PL/24/2369/FA Go Ape Black Park Country Park Black Park Road Wexham

Construction of axe throwing range, mini electric vehicle track and installation of storage containers. Comments: Wexham Parish Council write to object to the above application; our Council are concerned as to the additional commercialisation of Black Park Country Park for which the additions proposed are within the Green Belt contrary to GBI and other policies of Buckinghamshire planning policy and NPPF guidelines.

We are also concerned as to the application for Axe Throwing, whilst the applicants have put forward a case of mitigation with regards to safety Wexham Parish Council are of the view that the facility poses a possible risk to the general public.

As the site of Go Ape is located within Black Park, which is owned and managed by Buckinghamshire Council, we are of the view that the overarching responsibility of safety lies with Buckinghamshire Council, and we have therefore requested via our Buckinghamshire Councillors that this application be called in for determination by the planning committee.

4. PL/24/2559/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 make the following comments with regards to the above application.

We would wish to re-introduce our comments from the previous application PL/24/0912/FA, we are also concerned that the documents published on PL/24/2559/FA do not include a new application form, you will note that we made comment as to the previous document published on PL/24/0912/FA.

We would also note that PL/24/0912 /FA was refused for a number of reasons, Wexham Parish Council consider those reasons to be unchanged by this application.

We trust these comments will be considered.

5. PL/24/2455/CONDA Black Park Country Park Black Park Road Wexham

Condition 4 – (Landscape & Ecology Management Plan) 6-(Construction Traffic Management Plan), 7 (Lighting Strategy) of planning permission PL/24/1007/FA – Removal of existing refreshment kiosk & toilet portacabin and replacement with new café building with internal & external seating areas, integrated toilets, refuse storage area and landscaping

Comments:

Wexham Parish Council write to express our concerns as to the Traffic management

plan for this application.

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Wexham Parish Council object to these proposals and would request that all vehicles of any size relating to this project be directed to use the A412 access route.

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#### 6. PL/24/2496/VRC The Joint and Cloverleaf Wexham Street

Variation of conditions 2 (materials), 4(obsure glazing), 5(restriction of windows), 6 (landscaping), 8 (ecological enhancement), 9 (Natural England licence),12 (contamination), 16 (surface water drainage) and 17 (approved plans) of planning permission PL/23/3053/VRC Relating to the original permission PL/22/3760/FA (Erection of 4 detached swellings with access & entrance gates following demolition of two existing houses and office buildings) to allow additional solar panels to the roof of each dwelling; changes to internal layout and fenestration: new front rooflights to plots 1 & 2; clear glazed opening rooflight to plots 3 & 4; increase in width of front entrance gates and piers; and to reflect previously approved details of landscaping, ecological enhancement. Natural England licence, contamination and surface water drainage  
Comments: no objections

## 4. Appeals

### A. Notices

#### 1.The George Inn 12 Post Office Lane George Green SL3 6AX

Appeal reference: APP/N0410/W/24/3346834 & APP/J0405/W/24/3346617

Application reference: PL/23/3393/FA & PL/23/3394/HB

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 & doors, Car park to be used as a forecourt with additional landscaping.

Comments submitted:

With regards to the above Wexham Parish Council write to firstly reiterate our Parish Councils original objections to the planning applications for the George Inn and to also support our residents in relation to the comments they have made.

As an addendum we would wish to make the following comments. We whole heartedly support Buckinghamshire Councils refusal of the original application the owners of the property have undertaken to disregard the planning process and over the months have proceeded to develop the site to extent where we now have a building surrounded by a concrete carpet covered in cars and surrounded by a 2mtr steel palisade fence with two sliding gates covering the front elevation of the building.

The one hundred- and fifty-year-old tiled roof is gone to be replaced with unapproved orange tiles the pub gardens are also gone; we now have blocked drives and vehicle being repaired behind closed doors during all hours of the night.

Buckinghamshire Heritage officer provided a damming report of the proposals being submitted, unfortunately there was no need, the original roof tiles went in the skip, roof beams were removed and internal walls demolished.

Externally the car park and gardens turned to concrete, and the non-approved fence and gates were erected, Wexham Parish Council have had numerous complaints in relation to blocked access, parked cars and noise.

The George Inn is of historical interest and of value to the community it lies within the Greenbelt for which character and openness must be preserved, there is no benefit to the community from this application only a change to the residential ethos of Post Office Lane.

Our Parish Council trust that the interests of the community will have a bearing on the appeal decision.

## **B. Decisions**

1. Land adjoining Love Hill Farm House Love Hill Lane Iver  
Retention of existing 30m lattice tower, five 600mm antenna dishes and associated works (retrospective)  
Application reference: PL/22/2637/FA  
Appeal reference: APP/N0410/W/23/3329737  
Appeal dismissed.
2. Malian Rowley Lane Wexham  
ES/22/00234/COU Appeal A ref: APP/N0410/C/23/3326781 &  
Appeal B ref: APP/No410/C/23/3326782  
Appeal against an enforcement notice alleging without planning permission, the material change of use of the change of use of the land to mixed use of the land (sui generis) comprising of agricultural, importation, storage and distribution of primary aggregates, the preparation, storage and distribution of ready mix concrete and parking of HGVs used in connection with the concrete business (the unauthorised use). To facilitate the unauthorised use, the carrying out of operational development, comprising of the laying of hardstanding, the erection of gates and fences, the siting of a fuel tank and the siting of a silo for concrete.  
The appeal was dismissed, and the enforcement notice is upheld with variations.

## **5. Enforcement Action**

1. The George Inn 12 Post Office Lane George Green SL3 6AX  
Breach of planning control: without planning permission, the material change of use of the land to use for the sale and storage of motor vehicles and the creation of a hard surface to facilitate that change of use.  
This notice takes effect on 1<sup>st</sup> October 2024 unless an appeal is made against it prior to that date.  
See 4A above

### **6040 Neighbourhood Plan**

Mr Phipps reported that the Steering Committee met on 28<sup>th</sup> August & agreed to update the Parish on the Neighbourhood Plan with meetings on Saturday 21<sup>st</sup> September at the Harvey Memorial Hall from 11 am to 1 pm & 2 pm to 4 pm.

These meetings will provide feedback on responses to the questionnaires & also the policies that come from it.

It will give parishioners a chance to ask questions. Also, an update can be given on Design Code & Housing Needs Assessment as the draft Design Code & Housing Needs Assessment was prepared by Consultants AECON. Copies of these documents were circulated to Councillors for their comments. Our consultant, Alison Eardley, will be in attendance on 21<sup>st</sup> September and it is hoped that feedback on the plan will be forthcoming so that it can be incorporated in the Plan.

The first draft is due to be completed & put to Buckinghamshire Council for its due diligence by the End of September or early October.

### **6041 Any other business**

1. It was reported that the Council's insurance company had supplied a quotation for Cyber cover. It was felt that this cover was not necessary to our Council.
2. Our website was discussed & our e-mail address of.gov.uk. More enquiries to be made.
3. Social library 21<sup>st</sup> September.
4. Christmas lights discussed- our contract has been contacted for assistance.
5. Remembrance Day Sunday 10<sup>th</sup> November 2024
6. Mr Whitby has advised that from May 2025 he will no longer be able to continue as a Parish Councillor for Wexham Street.

Meeting closed 9.30 pm