

## WEXHAM PARISH COUNCIL

### Minutes of the meeting of the Parish Council held on Tuesday 12<sup>th</sup> December 2023 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:** 8 members of the public.

#### 5922 Apologies

Received from Cllr. Ralph Bagge, Buckinghamshire Council.

#### 5923 Declarations of Interest

None

#### 5924 Public Question Time

1. Trenches Lane waste site, surface of entrance requires attention.
2. Tree down in Trenches Lane- to be placed on 'Fix My Street'.
3. Weeds on footpaths Trenches Lane- to be placed on 'Fix My Street'.
4. Cars being left at corner of Trenches Lane.
5. The George Inn, George Green, residents concerned about the car sales without planning permission as well as excessive street parking, barking guard dogs, intrusive flood lights. It was reported that a planning application had been received by Buckinghamshire Council and residents urged to submit comments.
6. Rowley Lane residents queried comments by Cabinet Member Planning & Regeneration , Peter Strachan, Buckinghamshire Council in a letter to Mrs Jo Morrissey MP re HGV's & possible road restrictions. Residents were assured that Wexham parish Council would investigate the options re costs etc.
7. Local Area Technician to be contacted re loss of water in the Hollybush Hill/Framewood Road Area .

#### 5925 Buckinghamshire Council Councillors Reports

Apologies received from Cllr. Ralph Bagge.

#### 5926 Minutes of Parish Council meeting 14<sup>th</sup> November 2023

Agreed and signed.

#### 5927 Matters arising

None

#### 5928 Accounts for payments

Agreed in the sign of £4,542.99.

#### 5929 Hall boiler

It was reported that following the Baxi service the boiler is still losing pressure and contact was being Made with the engineer in the first instance. It was thought that a new back burner plate was required.

#### 5930 Hall letting fees

1. Footballers fees to be discussed at our next meeting.
2. Windsor & District Ramblers have requested use of Harvey memorial Hall for a charity walk on 10<sup>th</sup> February 2024 and it was agreed that the Council would waive the letting fee as this was a charity walk for Thames Hospice.
3. It was agreed that a donation of £100 would be made to St Mary's Church PCC.

## **5931 Correspondence**

See list

## **5932 Local Resident issue- Rowley Lane**

Following the suggestion by the Cabinet Member Planning & Regeneration Buckinghamshire Council mentioned in minute 5924 (6) re HGV restrictions it was agreed that the Community Board would be approached for costings and formalities and a sum of £2,000 would be included in next year's parish budget.

## **5933 Planning matters**

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

1. PL/23/2539/HB The Langley Uxbridge Road George Green  
Listed building consent for installation of roof top safety railing, 2 platforms with handrails and 5 replacement access ladders, and cable restraint single anchor points (retrospective)
2. PL/23/3536/SA 2 George Green Cottages George Green Drive George Green Wexham  
Certificate of Lawfulness for proposed relocated rear dormer window approved under in PL/22/4257/FA and replacement outbuildings in rear garden.

### **2. Decisions**

1. PL/23/3381/SA Black Park Country Park Black Park Road Wexham  
Certificate of Lawfulness for proposed changing places modular toilet unit & non slip hard wearing surface path to connect to existing path.  
Application for planning permission is not required.
2. PL/23/3578/NMA 1 Valley End Wexham  
Non material amendment to planning permission PL/23/0851/VRC-(Variation of condition 4 ( approved plans) of planning permission PL/21/4749/FA (single storey front and rear extensions, roof alterations including raising the ridge height, 3 front and 3 rear dormers and front and rear rooflights, and changes to windows and doors,) to allow change of roof form and ridge height, to allow for an addition of an additional single rooflight to the rear of the property.  
Amendment accepted.
3. PL/23/2539/HB The Langley Uxbridge Road George Green  
Listed building consent for installation of roof top safety railing, 2 platforms with handrails and 5 replacement access ladders, and cable restraints single anchor points (retrospective)  
Consent given.
4. PL/23/3087/CONDA Fulmer Wood Farm Fulmer Common Road Fulmer  
Discharge of condition 5 (energy) and condition 13 (LEMP0 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)  
Amendments acceptable

### **3. Applications:**

1. PL/23/3393/FA The George Inn 12 Post Office Lane George Green  
Change of use to car sales showroom with reception, coffee shop and

ancillary facilities. Alterations to internal layout to windows and doors.  
Car park to be used as a forecourt with additional landscaping.

2. PL/23/3394/HB Listed building consent for change of use

The George Inn 12 Post Office Lane George Green

Change of use to car sales showroom with reception, coffee shop and ancillary facilities. Alterations to internal layout to windows and doors.

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

Comments submitted:

The George Inn, Post Office Lane is a landmark building within the village of George Green and has served the community as a public house for over 150 years, its location is within a residential road with immediate neighbours on both sides and to the rear.

Historic maps and available images confirm that the road to the front of the property has a historic relevance being unchanged in time and memorial, WW1 archives and census records mention the Mckenzie family as landlords of the George and their son Archie who was lost in 1916, his name rests on the village WW1 War memorial. Also, as an additional historic note The George Inn is highlighted on the 1908 London Olympics Marathon map as a route marker.

The proposed change of use for the George Inn will have a dramatic effect on this location located within the Green Belt village of George Green.

NPPF policy refers to the significance of the heritage asset,

Buckinghamshire planning policy GB1 refers to the need to preserve the setting and special characteristics of an area, policy GB2 says that a proposal should not affect the characteristic or amenities of nearby properties or the locality in general.

Policy C6 advises that the proposal should not detract from the intrinsic historic interest of the building, in addition we would refer to COM 2 the loss of community facilities TR7 parking provision and TR5 access.

Whilst this application is being processed two car dealerships have decided To establish their businesses at the premises, this has led to numerous Complaints to the Parish Council with regard to blocked access, nuisance, noise and parking issues. With the change of use proposal the application refers to the provision of 38 parking spaces to accommodate sales stock, staff, visitors and coffee shop customer vehicles, this number is far outstripped at present by the stock on site and the vehicles parked in the Post Office Lane area, this uncontrolled overflow of vehicles is detrimental to the residential use by the private residents of the road altering the established characteristics of Post office Lane.

The application also refers to the provision of a coffee shop, however, there is no information as to if this will trade as a separate business which is so would create a transient uncontrolled flow of drop in customers, again placing a strain on Post Office Lane, we would assume that such a proposal should be subject to separate planning consent.

Wexham Parish Council also raise its concerns regarding the fabric of the building and the renovation work currently being undertaken without full approval from Buckinghamshire Council, we also consider that the concreting over the original garden areas without an environmental impact statement an inappropriate development.

As stated Wexham parish Council object to these applications.

#### **4. Information requested**

1 .PL/23/3478/EU Twin Trees Farm Rowley Lane Wexham

Lawful development certificate for an existing use or operation or activity  
Including those in breach of planning condition.

Response sent:

Wexham Parish Council are asked for information on business activities that  
Have been in operation for more than ten years. Based on information  
provided by local residents and the documents published we would state  
that in our view the log cabin, vehicle scrappage and repair,7& builders  
merchants have not been established for that period, we are however also  
concerned that there are other businesses within the complex which we are  
unaware of and that the area has increased in industrialisation along with  
the adjacent properties over the past five years.

The unchecked industrialization has created an increase in traffic and  
pollution and has created a detrimental effect on the residential and ancient  
woodland areas of Rowley Lane.

We trust that the information provided assists Buckinghamshire Council  
in controlling the expansion of this industrial complex

#### **5. Enforcement notice**

1. Land on the South side of Twin Trees Farm Rowley Lane Wexham

The matters which appear to constitute the breach of planning control.

#### **5934 Neighbourhood Plan**

Cllr. Phipps had sent an e-mail to all Councillors prior to the meeting setting out the current positions.

There was a query re terms of business & conditions, and this was accepted.

It was agreed we would proceed with consultant, Alison Jeardley and applications submitted.

#### **5935 Any other business**

1. Social Library Christmas Party Saturday 16<sup>th</sup> December 2023.

2. Items to be included in the 2024/5 Parish Budget – car park pot holes and Christmas lights  
update.

Meeting closed 9.15 p. m.