

## WEXHAM PARISH COUNCIL

**Minutes of the meeting of the Parish Council held on Tuesday 10<sup>th</sup> June 2025 at Harvey Memorial Hall George Green at 8.30 p.m.**

**Present:** Mr Abe, Mrs Buhain, Mr Gallagher, Mr Pearce, Mr Phipps, Mrs Slone Mr Spring  
Mrs Galvin, Clerk.

**Also present:**

No members of the public

**6148 Apologies**

Received from Mrs Eade & Ms Yiasoumi

**6149 Declarations of interest**

Mrs Buhain in respect of Butterfly Pre School

Mrs Slone in respect of Butterfly Pre School

Mr Spring in respect of Brett, a family member

Mrs Galvin in respect of Brett, a family acquaintance

**6150 Election of Officers**

**The following positions agreed:**

Mr Pearce had already been voted in as Chairman at the May Parish meeting.

Mr Spring: Vice Chairman

Finance Committee: Mr Phipps, Ms Yiasoumi, Mrs Slone. Mr Phipps elected Chairman.

Neighbourhood Plan Steering Group to be led by Mr Phipps

Hall Committee: Mrs Buhain, Mr Phipps, Mr Spring

Planning Committee: Mrs Eade, Mr Gallagher, Mr Spring

**6151 Minutes of the Parish meeting 13<sup>th</sup> May 2025**

Agreed and signed

**6152 Matters arising**

1. Minute 6137 – Financial Regulations query re bank statement scrutiny- matter discussed with internal auditor who advised that not all Councillors are required on the bank mandate. An arrangement made with sight of the monthly bank statements.
2. Minute 6145 (3) Planning application comments to be discussed later in the meeting.

**6153 Accounts for payment**

Agreed in the sum of £5,441.77

**6154 Annual accounts**

1. Copies of the Annual Governance & Accountability Return 2024/25 Forms 3- e-mailed to all Councillors prior to the meeting with internal auditor's report. These were agreed and signed by the Chairman.
2. Accounts for year ended 31/03/2025 were circulated to all Councillors prior to the meeting and were agreed and signed by the Chairman and Responsible Financial Officer.

**6155 Correspondence**

See list

**6156 Planning matters**

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

- a. PL/25/1764/ADJ Akzonobel Decorative Paints Wexham Road Slough  
Consultation from Slough Borough Council on P/00072/152 Outline planning permission for the erection of up to 90.614 sgm of GEA data centra development including ancillary offices and substation, together with associated additional plant facilities, enclosures and gantries, groundworks, utilities, engineering operations and temporary ancillary uses, and all other infrastructure works. Approval is sought for an emergency means of access on Wexham road

and access points on Technology Boulevard. The proposed development is a phased development with each phase being a separate & severable part of the development. Matters relating to layout, scale, appearance, landscaping and approval (amended plans received)

## 2. Decision

- 1 PL/25/0993/FA 2 Diana Close George Green  
Construction of single storey rear extension and internal remodelling works following demolition of part of existing garage.  
Permitted

## 3. Applications

1. PL/25/1231/FA Twin Trees Farm Rowley Lane Wexham  
Change of use of buildings to Use Class E (commercial, business and service) and B8 (storage) use (part retrospective)

Comments:

Wexham Parish Council write to formally object to the above-referenced planning application for the change of use to Class E and Class B8 specific use, e.g., commercial business services and self-storage, distribution centre. Our objections are based on the following material considerations, which we believe are relevant to the Buckinghamshire context and the planning policy framework:

### **Reasons for Objection:**

The proposed class E and B8 use is likely to generate a significant increase in vehicular traffic, particularly heavy goods vehicles, which will negatively impact the local road network, potentially causing congestion, particularly in residential area of Rowley Lane and in the vicinity to the entrance to Twin Trees Farm.

The increased vehicle movements, loading/unloading activities, and potential for noisy equipment associated with the commercial business services and storage facility could lead to increased noise and air pollution, impacting the residential amenity of nearby residents and the adjacent ancient woodland area of Rowley Lane, Wexham Parish Council would also highlight the potential of an increase in light pollution from the site's operations.

The scale and design of the proposed Class E and B8 facility will be out of character with the existing built environment, potentially causing a negative visual impact on the surrounding area and the adjacent residential properties.

The proposed Class E and B8 use may not provide significant economic benefits to the local community, by way of business rates and job creation or investment in local infrastructure this should be addressed by the implementation of an S106 agreement should the development be approved.

**Green Infrastructure Loss:** the site involves the removal of green spaces or vegetation; this would negatively impact the local environment and biodiversity.

**Water Management Issues:** Consider whether the proposed Class E and B8 use could exacerbate water management issues in the area, such as increased run-off or drainage problems the planning proposal makes little mention of surface water drainage and also welfare facilities for potential users and visitors.

The proposed development goes against policies of the Buckinghamshire Local Plan, including those related to [e.g., development within the Green Belt GB1

In conclusion Wexham Parish Council believe that the proposed development is detrimental to the local area and does not comply with relevant planning policies and urge the Planning Authority to refuse this application. The Parish Council also reiterate the comments provided separately by the residents of Rowley Lane supported by their appointed planning consultant

2. PL/25/1388/FA Wildcroft St Marys Road Wexham  
Construction of part single storey, part two storey rear extension and external alterations  
Comments: no objections.
3. PL/25/1112/FA 31 Withycroft George Green  
Construction of a 1 x2 bed attached self-build dwelling together with landscaping.  
Amended comments discussed and submitted

### **6157 Neighbourhood Plan**

Update given by Mr Phipps

The Plan is with Buckinghamshire Council awaiting response and advice re next stage, which will be consultation.

### **6158 Any other business**

1. It was reported that one of the child's swing seat had been damaged. -quotation for replacement requested from Wickstead.
2. Parish website- Councillors asked to look at Parish on Line, website developers.
3. Hall boiler – it was reported that two estimates have been received, a third to be obtained.

Meeting closed 9.50 p.m.