

## WEXHAM PARISH COUNCIL

### **Minutes of the Meeting of the Parish Council held on Tuesday 12<sup>th</sup> September 2023. at Harvey Memorial Hall George Green at 7.30 p.m.**

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

**Also Present:** 5 members of the public  
Cllr. Ralph Bagge, Buckinghamshire Council

#### **5883 Apologies**

Received from Mrs Eade and Mr Whitby

After the meeting apologies received from Cllr. Thomas Hogg, Buckinghamshire Council

#### **5884 Declaration of interest**

None

#### **5885 Public Question Time**

1. Pot holes, weeds and overhanging branches, Trenches Lane- these should be reported on 'Fix My Street'.
2. Bridge over canal FP13- motor bike nuisance – Clerk to contact Buckinghamshire Council re some sort of barrier that used to be in place.
3. Sawyers Farm- It was reported that their appeal had been dismissed & they have been given six months to clear the site.
4. It was reported that Church grove had been road swept.
5. Drain update requested re Church Grove- Clerk to contact LAT.
6. Over hanging hedge Church Lane to be reported on 'Fix My Street'
7. The George- update requested- this is in the hands of Buckinghamshire Council enforcements department.
8. The Pippins Church Grove- update requested.

#### **5886 Buckinghamshire Council Councillors Reports**

Apologies received from Cllr Hogg and report given by Cllr. Bagge

1. It was reported that three schools in Buckinghamshire are affected by RAAC concrete.
2. Martin Tett has started a budget cycle of some reductions.
3. Trenches Lane, streetlights- in hands of Buckinghamshire Council lighting department who have requested urgent action by SSE.
4. BMKALC – information re verges to be requested from Buckinghamshire Council.

#### **5887 Minutes of Parish meeting 11<sup>th</sup> July 2023**

Agreed and signed

#### **5888 Matters arising**

1. Minute 5876 road works on A412 appear to have been completed.
2. Minute 5878 Wicksteed quotation- cradle repaired, roundabout bearings query chased and roundabout surfacing left for time being.

### **5889 Minutes of the Hall Committee meeting 31<sup>st</sup> August 2023**

Agreed and signed.

### **5890 Matters arising**

none

### **5891 Accounts for payment**

Agreed in the sum of £4,416.00.

### **5892 Correspondence**

See list.

### **5893 Register of Members Interest**

e-mail received from Buckinghamshire Council re sensitive interest details on forms already completed- Councillors all agreed that their interests would stand as specified- Clerk to confirm to Buckinghamshire Council

### **5894 Planning Matters**

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

1. PL/23/2208/CONDA The George Inn Flat 12 Post Office Lane George Green  
Approval of condition 2 (a sample of any new tiles and the proposed mortar mix, alongside an original tile) of planning permission- list building consent for removing roof tiles, repairing unsound timbers and replacing roof tiles  
(part retrospective)  
comments submitted: Wexham Parish Council strongly object to the proposed marley tile which has been submitted for approval.  
It would appear that a complete disregard has been considered with regards to the heritage of the George Inn as a landmark building in George Green.  
The proposal has taken no account of the 100 years plus patina of the existing tiles and no effort has been made to find a suitable match for the existing tiles.  
The marley tiles proposed is a cost-effective solution for modern construction, not for preserving the historic value of the George Inn.  
Wexham Parish would urge refusal of this submission.
2. PL/23/1944/FA Bramley Wexham Street  
Part single and part two storey side extensions to both flank elevations
3. PL/23/2609/CONDA The Langley Uxbridge Road George Green  
approval of condition 1 (photographic record) of planning permission  
PL/18/3858/HB structural repairs and support to the cantilever stone staircase
4. PL/23/2610/CONDA ]The Langley Uxbridge Road George Green  
approval of condition (photographic record) of planning permission  
PL/19/1127/HB listed building consent for the installation of external lighting and security cameras on the main building
5. PL/23/2693/SA Merry Lea Wexham Park Lane Wexham  
certificate of lawfulness for proposed outbuilding.

removal & replacement of 2 x second floor windows and 1 x ground floor window to rear elevation.

6. PL/23/2830/SA Park stile Love Hill Lane Iver  
Certificate of lawfulness for the proposed erection of a garden room and the demolition of a greenhouse.

## **2. Decisions**

1. PL/23/1620/SA Bramley Wexham Street  
certificate of lawfulness for proposed single storey side extension and front porch  
planning permission not required.
2. PL/21/3094/HB The Manor House Middle Green  
listed building consent for repointing of front and side elevations  
listed building consent granted.
3. PL/23/1489/FA Little Orchard George Green Road George Green  
first floor rear/side extension with pitched roof  
permission refused.
4. CM/0018/23 George Green Quarry, Uxbridge Road, Slough SL2 5NH  
Continuation of development at George Green Quarry at variance to conditions 2 (Restoration End Date), 3 (Phasing), 19 (Planting and Management Scheme) and 28 (Approved Drawings) pursuant to planning permission ref: 13/00575/CC (Extraction of mineral, mineral, mineral processing including bagging, infilling with construction and demolition waste together with restoration to agriculture and nature conservation area uses), to allow for revised phasing, site layout, topsoil screen bunding and to extend the date by which restoration is required to be completed from 31st December 2024 to 31st March 2027.  
permitted.
5. PL/23/1221/AGN Boundary Lodge Black Park Cottages Peace Road Uxbridge Road Iver Heath  
Prior approval of agricultural or forestry development  
Notification of agricultural or forestry development under Schedule 2, part 6 of the Town & Country Planning (General Permitted Development) (England) Order 2015 for Alterations to a 1940s concrete HORSAs hut in order to provide 2 x 1 bed apartments for use by Black Park rangers  
treated as withdrawn.
6. PL/23/1053/FA Teikyo School Fulmer Grange Framewood Road Wexham  
re-roofing of theatre building including removing 5 roof light, installation of rooftop safety lifeline systems and edge trims. Replacement of 6 rainwater hopper heads and down pipes, installation of 2 rainwater hopper heads and down pipes and 1 rainwater overflow outlet, installation of 3 maintenance access ladders. (The work has not been started), installation of 1 extraction duct on the Theatre East Building. (The work has been started and completed)

permitted.

7. PL/23/2012/NMA The Langley Uxbridge Road George Green  
Non material amendment to planning position 16/01732/FUL amended by 17/00663/NMA (provision of replacement main entrance steps and the installation of a concealed disabled access platform lift) to allow for changes to design. Changes not considered to materially affect the approved scheme and is therefore acceptable.
8. PL/23/2172/CONDA Fulmer Wood Farm, Fulmer Common Road, Fulmer  
Approval of condition 2 (materials- dwelling) 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)  
Condition 2 of planning permission PL/22/1176/FA fully discharged.
9. PL/19/4277/FA Bell Farm, Wexham Park Lane, Wexham  
change of use from stables to 1x one, 1 x two bed flats, barn to 1 x bed mews, garage to 1 x bed bungalow and existing dwelling into 2 x dwellings including general alterations and private amenity space.  
application treated as withdrawn and file closed.
10. PL/23/2079/PNE Hillbrow Cottage Wexham Street  
notification under the Town & County Planning (General Permitted Development) order 2015, part 1 of schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 8.00 metres, maximum height 3.40 metres, eaves height 2.95 metres)  
prior approval not required.
11. PL/23/2014/HB The Langley Uxbridge Road George Green  
Listed building application for the installation of a concealed disabled access platform lift  
consent given.
12. PL/23/1999/FA Wilwyn Wexham Street  
single storey side extension  
refused permission.
13. PL/23/1236/CONDA Land South of Rowley Lane Wexham  
approval of condition 16 (a scheme of ecological enhancements) of planning permission PL/20/1685/FA- residential development consisting of 5 no. dwellings with associated access and landscaping following demolition of existing buildings associated with the livery and storage uses on site.  
accepted.
14. PL/23/1637/SA 20 Withycroft George Green  
certificate of lawfulness for proposed hard standing parking area and vehicular access  
application for permission not required.

15. PL/22/3760/FA The Joint & Cloverdale Wexham Street  
erection of 4 detached dwellings with access and entrance gates, following demolition of 2 existing houses and office buildings.  
permitted
16. PL/23/1873/SA Merry Lea Wexham Park Lane Wexham  
certificate of lawfulness for proposed outbuilding  
application treated as withdrawn.
17. PL/23/2164/SA Park Stile Love Hill Lane Iver  
certificate of lawfulness for the proposed erection of a garden room and the demolition of a green house  
certificate of lawfulness refused, an application for planning permission is required.
18. PL/22/1713/ CONDA Wexham Park Golf Course Wexham Street  
Approval of condition 6 (landscaping) of PL/19/2423/FA  
(construction of footgolf and adventure golf facilities)  
Case closed.
19. PL/23/0367/HB Rowley Farm Black Park Road Wexham  
List building consent for dismantling and partial dismantling and reinstatement by restoration and partial replacement, of agricultural buildings that are in an extremely poor and dangerous condition.  
Listed building consent given.
20. PL/23/0366/FA Rowley Farm Black Park Road Wexham  
Dismantling and partial dismantling and reinstatement, by restoration and partial replacement of agricultural buildings that are in an extremely poor and dangerous condition.  
permitted.
21. PL/23/2208/CONDA The George Inn Flat, 12 Post Office Lane George Green  
Approval of condition 2 (a sample of any new tiles and the proposed mortar mix, alongside an original tile) of planning permission- Listed building consent for removing roof tiles, repairing unsound timbers and replacing roof tiles (part retrospective)  
proposed materials not acceptable.
22. PL/23/1944/FA Bramley, Wexham Street  
part single and part two storey side extensions to both flank elevations.  
permitted.

### **3. Notice of Appeal**

1. ES/22/00369/COU Twin Trees Farm Rowley Lane Wexham  
alleged Breach: without planning permission a material change of use of the land to a mixed use (sui generis) comprising of agriculture, residential, vehicle repairs and maintenance, storage and distribution of building materials, storage & distribution of ice cream and associated products, commercial parking of

vehicles, siting of a mobile home (the Unauthorised Use) and the carrying out of operational development to facilitate the unauthorised use , comprising of the laying of hard standing, the siting of a log cabin and erection of buildings.  
response agreed:

Wexham Parish Council objected to the applications PL/21/0544/FA & PL/21/0546/EU on the grounds of inappropriate development within the Green Belt, the development creates an expanding industrial facility within Rowley Lane, a country lane which forms the boundary of a Buckinghamshire conservation area and includes the classified ancient woodland of Rowley Wood. The entrance to the property and thoroughfare are not suitable for the delivery lorries and car transporters associated with the building materials and vehicle repairs. The industrialisation of the property has no special relevance in relation to exemptions of the NPPF policy with regards to the Green Belt. Wexham Parish Council confirm its objections.

#### 2. ES/22/00234/COU Marlian Rowley Lane Wexham

Appeals against an enforcement notice alleging without planning permissions, the material change of use of the land to a mixed use ( sui generis) comprising of agriculture, importation, storage and distribution of primary aggregates, the preparation, storage and distribution of ready-mix concrete and parking 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 & fences, the siting of containers, the siting of a fuel tank and siting of a silo for concrete.

comments: Further to the above Wexham Parish Council wish to confirm its support for Buckinghamshire Council with regards to the enforcement actions being taken against the above property Wexham Parish Council objected to the planning applications on the grounds of inappropriate development within the Green Belt , the development creates an expanding industrial facility within Rowley Lane, a country lane which forms the boundary of a Buckinghamshire conservation area and include Rowley Wood a classified ancient woodland. The industrialisation cannot be considered as a exception with regards to NPPF policy with regards to the Green Belt. The highway access to the property is not suitable with vehicles having to cross the centre of Rowley Lane in order to enter the site. Our original objection also called into question the environmental pollution that such activity creates to the area's neighbours and infrastructure.

### **4. Appeal decisions**

#### 1. APP/N0410/C/21/3288011 Sawyers Green Farm Langley Road Wexham

Appeal against the material change in use of the land to use for the storage and parking of motor vehicles together with the accidental works and operational development comprising the laying of hardstanding, undertaken to facilitate that use (the unauthorised development) without planning permission.

Appeal dismissed.

#### 2. APP/N0410/C/21/3286199 Land at South End Cottage Middle Green Wexham

Appeal against the material change of use of the land comprising the addition of the use for the stationing of storage containers and mobile structure fixed in an elevated position above some of the storage containers with metal girders and external platform and staircase (the unauthorised use) to the existing unauthorised mixed sui generis) use for the storage of building products/materials, plant and equipment, motor vehicles and motor vehicle parts and associated residential use

without planning permission.  
Appeal dismissed.

## **5. Applications**

1. PL/23/2594/HB The Manor House Middle Green Wexham  
removal & replacement of 2 x second floor windows and 1 x ground floor window to rear elevation.  
no objections
2. PL/23/0868/FA Guru Maneyo, Gran Gurdwara, (former Daughters of St Pauls) Middle Green Wexham  
Change of use of site from Class C2/E(g) and B8 to Class F1 (a) Non-residential learning institution with associated parking, cycle storage, installation of outdoor hard play surface, erection of external stairs, means of enclosure and external fenestration alterations. Repositioning /erection of gate piers and installation of gate. Retention of single storey rear extension, outdoor learning pavilion and hardstanding.  
amended ecology information.  
no comments

## **6. PL/23/0366/FA Rowley Farm Black Park Road Wexham**

Dismantling and partial dismantling and reinstatement and partial replacement, of agricultural buildings that are in an extremely poor and dangerous condition.  
letter received stating the application will be considered by South Area planning committee on 22nd August.

## **5896 Neighbourhood Plan**

It was reported that funding has been announced and application submitted. We are awaiting a Response- to be chased.

## **5897 Any other business**

1. Social library Saturday 16<sup>th</sup> September 2023
2. Remembrance Day 12<sup>th</sup> November 2023
3. Christmas lights event 3<sup>rd</sup> December 2023
4. Footpath & updated awaited.
5. Moles in field discussed.

Meeting closed 9.10 p.m.