

WEXHAM PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Tuesday 9th September 2025 at Harvey Memorial Hall George Green at 7.30 p.m.

Present: Mr Pearce, Chairman, Mr Abe, Mrs Buhain, Mr Gallagher, Mr Spring, Ms Yiasoumi
Mrs Galvin, Clerk.

Also present:
three members of the public

6173 Apologies

Received from Mrs Eade, Mr Phipps, Mrs Slone.
Cllr. Dev Dhillon, Buckinghamshire Council.

6174 Declarations of interest

Mrs Buhain in respect of Butterfly Pre School
Mr Spring in respect of Bretts, family member
Mrs Galvin in respect of Bretts, a family acquaintance

6175 Public Question Time

1. Concern re state of path between Pickford Drive and the Council waste site Trenches Lane. This matter should be placed on Fix My Street.
2. Query re streetlights on the Trenches Lane stretch of road from waste site to Pickford Drive – lights not working. Chairman to check this.
3. State of canal discussed.
4. Church Grove- it was mentioned that several properties in Church Grove have buildings in their gardens believed to be without planning permission. This matter should be investigated on the planning portal and Buckinghamshire Council advised.
5. Church Grove, it was reported that the three shipping containers are still in situ.
6. Church Grove: state of footpaths require attention, Clerk to contact local area technician.

6176 Buckinghamshire Council

Apologies received from Cllr. Dev Dhillon, his report was read out by Chairman.

1. Fly tipping loads have been removed from Langley Park Road and A412 and during the summer a number of offenders were caught & fined- this has only been possible due to camera surveillance around the Wexham area.
2. A member of Buckinghamshire Council would be in contact with the Parish Council re update on Sawyers Green Farm.
3. Buckinghamshire Council Local Plan -consultation is out, roughly 1000 pages.
4. Burnham Day Centre will be closed and all facilities for disabled clients will be transferred to Sealy House Beaconsfield.
5. A meeting with a parking manager will be arranged in October re local issues near schools.

6177 Minutes of the Parish Meeting 8th July 2025

Agreed and signed

6178 Matters arising

None

6179 Accounts for payment

Agreed in the sum of £10,197.92

6180 Annual Audit

It was reported that the external audit report is awaited but a question was raised re proper opportunity during the Year for the exercise of electors rights- Clerk to refer this to our internal auditor.

6181 Hall boiler

It was reported that the new boiler had been installed.

6182 Parish Website

It was reported by Cllr. Spring that our new website was progressing and new individual e-mail addresses are being organised for all Councillors. Details of setting these up were handed out to Councillors.

Images & brief details of each Councillor were discussed.

It was agreed that a new laptop would be purchased to coincide the new website and Robin Dowling Ltd would assist in the setting up and transfer of information in due course.

6183 Insurance

Following the reinstatement cost assessment received from BCH it was agreed that the declared value of Harvey Memorial Hall would be reduced to £631,000 excluding VAT.

Clerk to advise insurers.

6184 Correspondence

See list

6185 Planning matters

1. Applications/ amendments received / actions pending

1. PL/25/2004/CONDA Merry Lea Wexham Park Lane Wexham
Approval of conditions 2 (materials) , 4 (landscaping), 6 (ecological enhancements), 7 (hardstanding), 12 (bin store details) of planning permission PL/20/4051/FA-
Demolition of existing dwelling and detached garage and erection of new dwelling
2. PL/25/3263/TELN Electricity Pylon St Marys Road Wexham SL3 6BZ
Notification under regulation 5 of the Electric Communications code (conditions and restrictions) Regulations 2023 (as amended) for the installation of 3 no. replacement and 3 no. additional Antennas and associated ancillary development.

2. Decisions

1. PL/25/0944/SA 14 Diana Close George Green
Certificate of lawfulness for proposed conversion of attached garage to form bedroom/shower and dropped kerb to front
Planning permission not required
2. PL/25/1755/CONDA Teikyo School Fulmer Grange Framewood Road Wexham
Approval of conditions 3 (Tree Constraints Plan/Method statement) and 4 (ecology) of planning permission PL/24/0704/FA- Fenestration alterations to two theatre buildings to facilitate creation of classroom and education space, erection of plant room enclosure, siting of two storey modular building with access ramp, comprising 4 x temporary classrooms and ancillary rooms. Installation of replacement hardstanding and landscaping.
Accepted
3. PL/25/2120/AGN Fulmer Wood Farm Fulmer Common Road Fulmer
Notification of agricultural or forestry development under Schedule 2, part 6 of the Town Country Planning (General Permitted Development) (England) Order 2015 for:
chicken coop and sheep barn
Prior approval refused.

3. Applications

1. PL/25/1753/VRC Teikyo School Fulmer Grange Framewood Road Wexham
Variation of conditions 6 (demolition) and 7 (approved plans) of planning permission PL/24/0704/FA (Fenestration alterations to two theatre buildings to facilitate creation of classroom and education space, erection of plant room enclosure. Siting of two storey modular building and access ramp, comprising 4 x temporary classrooms and ancillary rooms. Installation of replacement hardstanding & landscaping to allow increase in size of temporary building and revisions to refurbishment of theatre buildings.
Comments: Wexham Parish Council write with regards to the above application, whilst we have no objections we would ask the planning officers to consider conditions relating to the time frame for the temporary classrooms.

The developer as part of their application state that the timeframe for the classrooms will be shortened if the application is approved, the condition must be there to ensure that this is the case and that any delays will be contrary to any approval and that no time extensions will be granted.

The property sits within a conservation area and Green Belt whose integrity needs to be maintained and protected.

2. PL/25/2169/VRC Woodlands Wexham Park Road Wexham
Variation of condition 9 (approved plans) of planning permission PL/24/2559/FA (demolition of the existing property and construction of three detached dwellings with Associated parking and widening of access) to allow changes to the design of plot 3.
Comments: no objections
3. PL/25/2121/FA Fulmer Wood Farm Fulmer Common Road Fulmer
Erection of a lake house outbuilding and jetty within existing private lake
Comments: Wexham Parish Council write to object to the above application, based on the spatial impact of the proposed development in the Green Belt.
The proposal is of a significant size being over 14 metres in length and 7 metres wide excluding the jetty for which we are unable to establish the length from the documents provided.
Relocating the planning site to a different location of the lake fails to negate the ecological and Biodiversity impact that the development will have on the unspoilt area of Upton Lake on the Fulmer Wood Farm estate.
Spatial impact in the Green Belt is in place to prevent such development, and we would cite PL/22/3194/FA (the erection of a garden shed /summer house) as a precedent within Wexham Parish.
For these reasons Wexham Parish Council object to this application.
4. PL/25/2119/VRC Fulmer Wood Farm Fulmer Common Road Fulmer
Removal of condition 13 (landscape and ecological management plan) of planning permission PL/25/3072/VRC relating to variations of the original permission PL/22/1176/FA (Demolition of existing dwelling and outbuildings and erection of dwelling house with Landscaping, ecological enhancements and associated works)
Comment: none
5. PL/25/2552/PAPCR
Prior approval for the change of use from Commercial Business & Service use (Class E) to residential use (Class C3) (schedule 2, Part 3, Class MA
Lidstone Court, Uxbridge Road George Green Wexham SL3 6AG
Prior Notification under class MA of Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from commercial, business and service (Use Class E0 to 10 residential flats (Use Class C3)
Comments: Wexham Parish Council write to advise that we have no objections to the above residential application, we would however wish to see a full highways safety report regarding the access for the property using the A412. We appreciate that as an existing business developments there is an existing amount of traffic generation, however, residential traffic has a different demographic, and the change of use could also generate a larger pedestrian footfall.
The A412 at the site location whilst in a 40mph speed limit has a significant history of traffic accidents, all of the junctions along the A412 apart from the one in question have had road safety modifications, consideration must be given to the crossing of vehicles from Lidstone Court into the southbound carriageway and pedestrians walking along the poorly maintained pavements towards George Green and the local shops and transport links.
We would ask that both Highways and Planning officers visit the site to carry out this required assessment.

4. Appeal decisions

1. PL/241467/FA Fulmer Wood Farm Fulmer Common Road Fulmer

Erection of padel court building
Appeal refused

2. PL/24/1323/FA 32 Bates Close George Green

Internal & external alterations, including single storey rear extension, part garage conversion and installing a new garage door, loft conversion installing two rooflights at the front and one rear, new porch, and new vehicular access.

Appeal allowed

5. Notice of Appeals

1. PL/24/3552/FA Fulmer Wood Farm Fulmer Common Road Fulmer

Change of use of agricultural land to ancillary residential (Use Class C3) land

6186 Neighbourhood Plan

Report sent by Cllr Phipps

Buckinghamshire Council intend to have examiner options to share with Parish Council confirmation by the end of September.

The examiner needs to be appointed to review the neighbourhood plan. Once this has happened then the referendum can take place.

6187 Any other business

1. Social library 20th September 2025
2. The bench from Men in Sheds will be installed shortly and position agreed.
3. SE Region Community Board meeting 10th September.
4. It was reported that Butterfly Pre School is now called George Green Nursery.
5. Flags sited in George Green Road on Openreach posts have appeared and have been tidied up off of hall fence.

Meeting closed