

Wexham Parish Council

Minutes of the meeting of the Parish Council held on Tuesday 12th May 2026 at Harvey Memorial Hall George Green following the Annual Meeting of the Parish

Present: Mr Pearce, Chairman, Mr Abe, , Mr Gallagher, Mr Phipps, , Mr Spring , Ms Yiasoumi.

Clerk; Mrs Galvin

Also present:

None present

6290 Apologies

Buckinghamshire Councillor David Moore and
Buckinghamshire Councillor Dev Dhillon.

6291 Declarations of interest

Mr Pearce- Orchard Residential Park

6292 Election of Officers

Chairman: Mr Pearce
Vice Chairman: Mr Spring
Finance Committee: Mr Phipps, Ms Yiasoumi, Mrs Slone
Planning Committee: Mrs Eade, Mr Gallagher, Mr Abe
Hall Committee: Mrs Buhain, Mr Phipps, Ms Yiasoumi
Policy Committee: Mrs Buhain. Mr Phipps, Ms Yiasoumi

6293 Buckinghamshire Councillors Reports

Cllr. Dev Dhillon gave his report at the Annual meeting of the Parish and answered any questions raised.
Cllr. David Moore's apologies received

6294 Financial Regulations

Copy circulated prior to the meeting to all Councillors.
Regulations agreed.

6295 Agreement of standing orders

Copy was circulated prior to the meeting to all Councillors
Standing Orders agreed

6296 Minutes of the Parish Meeting 14th April 2026

Agreed and signed

6297 Matters arising

1. Minute 6285 re IT Policy- website updated
2. Minute 6289 Westfield Lane bin- has now been retrieved from the ditch.

6298 Accounts for payment

Agreed in the sum of £6,108.93

The Annual Finance report from the Annual Meeting of the Parish was discussed and concern raised re the deficit of our income over expenditure.

The e-mail sent by our internal auditor was read out and it was agreed that £7,000 should be transferred from the hall fund to the general fund..

6299 Risk Assessment

This was circulated to all Councillors prior to the meeting
The assessment was agreed.

6300 Biodiversity Policy

This was circulated to all Councillors prior to the meeting

This policy was agreed

6301 Correspondence

See list

6302 Planning Matters

1. Applications/amendments received/actions pending

none

2. Decisions

a. PL/26/03701 Algrove Nursery Middle Green Road Wexham

Notification under regulation 5 of the Electronic Communications Code (conditions & restrictions) regulations 2023 (as amended) for the upgrade of an existing telecommunications base station comprising the replacement of three (3) existing antennas, one (1) 300mm dish and one (1) 600mm dish together with internal upgrades to existing equipment cabinets and ancillary development.

Undecided

3. Applications

a. PL/26/02656/FA The Pantiles Wexham Park Lane Wexham

Proposed garage conversion, changes to front elevation fenestrations and alterations to chimney stack materials.

Comments: no objections

b. PL/26/02027/FA Hillbrow Cottage Wexham Street Wexham

demolition of existing dwelling house and construction of a replacement dwelling house.

Comments: Wexham Parish Council would wish to make the following comments, whilst we have no objections to the application we note that the drawings provided indicate that the new property would have a higher ridge height than the neighbouring properties we also request that privacy of neighbours be considered in relation to overlooking windows. In addition, we would request that any demolition is carried out in accordance with pollution and environmental guidance and that full consideration is given to adjacent properties during construction should planning be approved.

c. PL/26/02344/FA Lorraine 14 Church Grove Wexham

Erection of an outbuilding (retrospective)

Comments: Wexham Parish Council object to this application, the proposed footprint seems unchanged from the previous application. The property is in the Green Belt whereby development is restricted, GB1 & GB10. The development is of considerable size which creates a spatial impact on the Green Belt.

d. PL/26/02328/FA Meeting room Firs Drive Orchards Residential Park Wexham

demolition of existing building and siting of new park office.

Comments: Wexham Parish Council write to express concerns as to the above application for the demolition of an existing building and the siting of a new park office. Whilst the demolition of the building will create an open space, we would request that the correct ecological surveys be carried out in relation to wildlife (i.e.) bats and also as to the correct removal of waste and the return of the land to green space. Our main concern, however, is the siting of the new park office. The proposed area is designated for recreation and is within the green belt, according to the information published also within a high risk flooding area. The proposed location is also outside of the curtilage of the existing developed area unlike the building which is proposed for demolition. There are also concerns as to access to the recreational area once the building is in place, the existing access will be removed and the new access will be combined with the proposed visitor parking area for the new park office, should the visitor spaces be occupied access will become restricted to pedestrian only removing existing mobility access. Wexham Parish Council are of the opinion that the siting of the new park office would create a spatial impact within the Green Belt contrary to NPPF guidelines and GB1 of the Buckinghamshire planning policy, the development creates no special circumstance for approval. We would also request that Policies WEX6, WEX7 of the adopted Wexham Neighbourhood Plan be considered within the determination of this application.

Wexham Parish Council therefore object to this application

e. PL/26/03227/TP Hillcrest Wexham Woods Wexham

Selective pruning of occasional roots of a protected Scots Pine (TPO 05/10) located

approximately 3m from the main stem, to enable removal of existing paving causing a trip hazard and to allow installation of a cellular confinement system.

Comments: no objections providing there is an arborealism report

4.Consultation letter

- a. Proposed upgrade of existing electronic communications apparatus at CS-14427527
Algrove Nursery Middlegreen Road Langley SL3 6BZ

5. Notice of planning permission

- a. CM/0012/25 Brett Aggregates Ltd

Trenches Farm Trenches Lane Wexham

Comments: CM/0012/25, Trenches Farm, Lane, Middle Green, Wexham

Wexham Parish Council write to reiterate their objections to this application. Our lodged objection sets out the Parish Councils concerns with regards to this application; we would however wish to add the following comments supporting local residents who have expressed their concerns over the previous months since the application was lodged.

The unsuitability of Trenches Lane to support this development is of considerable concern and the traffic flow arrangements proposed, at the Buckinghamshire recycling end of Trenches Lane the two-way traffic proposal is perceived as dangerous , traffic leaving Orchard Park will be expected to share the road with gravel lorries, the road is of a restricted width due to the bridge across the Horton Drain, this section of road also has an adjacent kerbed footpath and pedestrians will be expected to proceed again with gravel lorries only inches from them a risk that is currently not present.

The Buckinghamshire Highways report requests yellow lines along Trenches Lane with parking gaps, if this is to proceed these lines should be continuous to prevent Elizabeth Line car parking which is currently prevalent in the area, there are also concerns as to the enforcement abilities of Buckinghamshire Council.

The introduction of gravel extraction will destroy the landscape of Trenches Lane which will become no more than a site entrance for Brett Aggregates for a period of ten years plus this has to be a major consideration.

Concerns also relate to the environment of the area which we have covered in our lodged objection,

Trenches Lane environment will be destroyed if this application is approved, our Council and residents agree that Bretts have been a good Neighbour at George Green however Trenches Lane is not a comparison, the area of Trenches Lane has evolved and created its own environment which should be protected not destroyed.

Wexham Parish Council would also wish to reiterate our comments should the application be approved, any approval should include a S106 to cover the costs of modifying the local highway to make it suitable for traffic and pedestrian safety, it should also cover the reinstatement of the area once the site is exhausted and restored. In addition, Wexham Parish Council would wish to see community liaison with local residents for the lifetime of the site together with a community fund for the wider benefit of Wexham which is one of the smallest parishes in South Buckinghamshire.

6303 Neighbourhood Plan

Now passed at the referendum- Clerk to write to the steering committee and our consultant thanking them .

Cllr Phipps was thanked for the successful conclusion of the Plan.

Letter received from Bluestone Planning reLSG4 Paddock behind St Marys Church , it was reported that the matter had been referred to our consultant and Buckinghamshire Council. No amendment to the plan required.

Response to this letter to be formulated and sent to Bluestone Planning.

6304 Any other business

1. Social library this Saturday 16th May
2. Group photograph of Councillors discussed.
3. It was reported that the lake at Black Park had been mentioned in The Independent as one of the top 12 to visit.
4. It was reported we are awaiting an account from SBALC.

Meeting closed 9.15 pm