

Weedon Parish Council Minutes of Meeting

Wednesday 3rd May 2023 7.30pm

Minutes of a Planning Meeting of Weedon Parish Council held in The Old Schoolroom Wednesday 3 May 2023 7.30pm

Present: Cllrs J Rose (Chair), W Kett, P Gupta, S Gibbs

Minutes Secretary: S Gibbs

Members of the Public: Weedon Residents Peter Lear (applicant for 28/23 a.), Matt Palmer (applicant for 28/23 b.), Richard Bates

25/23 Public Open Forum

No issues were raised that were not otherwise on the agenda.

26/23 Apologies and Members' Interests

Members accepted apologies for absence from Cllrs D Atkins, G Delaney, T Jameson-Evans, and Clerk R Millard.

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Weedon Parish Council Code of Conduct for Members and by the Localism Act 2011.

None were declared.

27/23 Approval of Minutes

Members agreed the minutes from the General Meeting of 21 March 2023 as a true record of the meeting. The Chair signed the minutes.

19/23 Planning

- a. *23/00981/APP Peter Lear Agricultural Engineering Uppings Farm Buckingham Road Weedon Buckinghamshire.* Change of use from Agricultural Use to E(g)(iii) Use

J Rose closed the meeting to allow the applicant to present his application. This is a simple change of use to develop a small (220 sq m) redundant agricultural lean-to building into 4 light industrial units and provide 8 parking spaces. Other agricultural buildings on the same site have been operating under changed use as light industrial units for some years.

The meeting was re-opened and the Members RESOLVED No Objection.

- b. *23/01154/APP OS 7009 Aston Abbotts Road Weedon Buckinghamshire.* Erection of a detached single dwellinghouse, along with the provision of a wildlife amenity space and public park bench (Amendment to 21/02489/APP).

J Rose closed the meeting to allow the applicant to explain his application. These were small changes to the previous application allowed on appeal. A new application had been required by Bucks Council, who considered that, in particular, the proposed movement in the location footprint of the house 1.5m to the west of its approved position (in order to preserve an existing hedgerow) was a material change.

The meeting was re-opened and Members RESOLVED to Support the application in line with the previous decision to support application 21/02489/APP. The proposed changes were considered not at all significant in terms of the development overall.

c. *Update on OS 7009 Aston Abbotts Road remaining gap land (“wildlife amenity space and public park bench”)*

R Bates informed the Members that he was now the freehold owner of the gap land (as described in the planning statement and statement of community involvement in the original application and appeal referred to in b. above).

Having received initial confirmation from S Gibbs that there should be no barriers to the Parish Council owning the freehold of the majority of the remaining gap land – as outlined in the original planning application and supported by the Parish Council – R Bates had instructed his solicitor to proceed with the gifted transfer and leaseback.

S Gibbs confirmed that all decision-making and relevant considerations would be tabled through formal Parish Council meetings and she would produce a paper outlining all relevant issues which would require review by the Parish Council.

R Bates talked about some of his plans to rewild the gap land, including espaliered fruit trees (not to obscure the view), oak trees along the boundary with Turpins Orchard, dead hedges and a pond. There would be post and rail fences initially around the gap land with laid natural hedges to follow. Retaining the openness of the land and the far-reaching views, with absolute prohibition on building development, was paramount for all parties.

The public bench area would sit, as planned, at the north-eastern edge of the site but R Bates would need a small access gate into the main body of the land. The detailed nature of the proposals would be agreed as soon as possible, with site meetings for councillors arranged as required.

29/23 Payments

Members noted the payments made since the last meeting and one payment for this meeting.

Invoices for online payments

APRIL 2023			
Weedon Village Association, Grant request Coronation		BP 387	500.00
Steve Richards, reimburse re Duck Food		BP 390	89.43
The Old Schoolroom, invoice 7009	LGA 1972, s133	BP 391	16.25
BMKALC, invoice 4683, BALC+NALC subs 2023		BP 392	63.82
Ramblers Assocn (BU), 2 nd Kissing gate FP WEE/7/1	Highways Act 1980, ss 43 and 50	BP 393	500.00
ER Millard, April 2023 remuneration	LGA 1972, s112	BP 394	368.66
HMRC re ERM April 23		No ref	0.80
Bucks Cncl Best Kept Village, 2023 entry		No ref	25.00
MAY 2023			
Buckland Landscapes, invoice 47901 re Apr 23			402.50

30/23 Date of next meetings

Tuesday 16 May 2023 Annual Parish Council Meeting

Tuesday 23 May 2023 Annual Parish Meeting

The meeting closed at 8.40pm.

Chair Signature

Date.....

Minutes prepared by

Sarah Gibbs 04/05/2023