

# Weedon Parish Council Minutes of Meeting

Wednesday 29 April 2026 8 pm

Minutes of a Planning Meeting of Weedon Parish Council held in The Old Schoolroom Wednesday 29 April 2026 8pm

**Present: Cllrs J Rose (Chair), S Gibbs, W Kett, G Fincher, T Jameson-Evans, T Bailey, J Hopper**

**Members of the Public: (residents) S Nicholls, D Nicholls, A Redstone, C Lawson, S Obrien, J Charnock, L Quilter, M Wheeler, D Wheeler**

## 28/26 Apologies and Members' Interests

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.

No apologies received and no interests declared.

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## 29/26 Open Forum

No issues raised outside the Planning Application – see 31/26.

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## 30/26 Approval of Minutes

Members agreed the minutes from the Parish Council meeting 17 March 2026 as a true account of the meeting. The Chair signed the minutes.

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## 31/26 Planning

To consider planning applications published for the parish and agree how the Parish Council should respond to the Local Planning Authority's (Buckinghamshire Council) statutory consultation request. The Parish Council can SUPPORT, OPPOSE, COMMENT or have NO COMMENT on an application.

**Application** PL/26/02770/OA | Outline application (with all matters other than access reserved for future determination) for up to 150 dwellings, including, public open space, landscaping, surface water drainage, and associated infrastructure, with means of access from the Prince Rupert Drive/A413 roundabout | Land North Of Prince Rupert Drive Aylesbury Buckinghamshire

**Open Forum** Cllr JR summarised previous applications made for this area and this outline application. She then closed the meeting to enable an open forum to allow residents to speak.

The residents of Weedon Hill made the following points and a full discussion ensued. All were against the application.

*Environmental concerns* included:

- Part of the land is marsh land, which is getting rarer
- Great crested newts on the land
- The lower land was a flood plain
- Loss of ancient hedgerows

*Landscape harm* was a significant concern

- There would be substantial harm to the character of the landscape
- Trees have already been planted in advance of planning approval, which are out of keeping
- Light pollution
- May spill out further when built, extending even further into the countryside
- Building is shown reaching right up to the boundary of Weedon Hill Farm on the higher land of the ridge. This could be as high as 2 storeys, very much not in keeping with the rural hamlet of Weedon Hill.

*Traffic*

- Traffic is already heavy on the A413 and Martin Dalby Way during peak periods – this would increase substantially with the new housing.

31/26 *Principle of settlement for a site which is not included in the Local Plan (VALP)*

contd

- A resident reminded the meeting about the previous very similar plans in 2012/13 being comprehensively dismissed by the Appeal Inspector at a Public Inquiry. He did not see why the decision should be any different today.
- The VALP has word for word the same policy (BE2) as the previous GP 35 when the appeal was decided. The criteria to approve speculative major development plans not set out in the local plan are not met this time, any more than last time.
- The early new housing site allocations in the Bucks new Local Plan currently in preparation do not include the application site. This site should be considered in the context of the developments in the new plan.

J Charnock implored the Parish Council to fervently **oppose** this application and put forward a motion to this effect. A show of hands showed that he had unanimous support from the residents attending the meeting. 9 out of the 9 attending supported the motion.

Resolved

The meeting reopened and there was no further discussion with the residents while the Council deliberated its decision. Councillors said that very good points had been raised.

Cllr SG proposed that the Parish Council should **Object** to the application on the points raised. Cllr T JE seconded and all the Councillors agreed.

It was **resolved** that Cllr JR will draft a consultation response letter of objection to Bucks Council.

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32/26 *Annual Governance and Accountability Return 2025/26*

The Chair and the Clerk signed the AGAR form 2 Exemption Certificate as receipts and payments for 25/26 were less than £25,000.

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33/26 *Date of next meeting* To agree date of General Parish Council Meeting 19 May 2026

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The meeting closed at 9.30 pm.

Chair Signature .....

Date.....