

Weedon Parish Council Minutes of Meeting

Wednesday 2 September 2026

Minutes of an Extra Meeting of Weedon Parish Council held in The Old Schoolroom
Wednesday 2 September 2026 7.30pm

Present: Cllrs J Rose (Chair), W Kett, S Gibbs, G Fincher.

Clerk: R Millard

Members of the Public: Residents C Macdonald, G Anson, R Bates, J Charnock, D Quilter, L Quilter, A Redstone, J Nicholls, D Nicholls

58/26 Open Forum

Resident J Charnock is a member of, and spearheading, the Weedon Hill Residents Group (WHRG) which has concerns about the nature and scale of the proposed development north of Aylesbury as outlined in Buckinghamshire Council's draft Local Plan, specifically how it affects the Weedon Hill settlement.

WHRG has sought legal advice and has developed its own detailed Regulation 19 representation, a printed copy of which was presented to the Parish Council. J Charnock stressed WHRG's concern that all Weedon residents should understand how the draft Local Plan proposals would affect the whole area. There was now a period of opportunity after the representation submission when matters which had been raised as objections could be monitored and supporting evidence collected before Buckinghamshire Council made its final submission to the examining Inspector by 31st December. He outlined what WHRG understood to be the expected timetable, particularly the Housing Select Committee meeting in November and the Full Council meeting to approve the Local Plan for submission which is given as 25 November 2026.

J Charnock then outlined the main matters raised in the WHRG Regulation 19 submission which included 6 legal objections and 2 macro objections (primarily that Buckinghamshire Council's housing distribution proposals across the county are flawed). He and the other residents present wanted to know what the Parish Council could do to support WHRG's concerns. There was a broad discussion about a number of specific objections.

Cllrs J Rose, S Gibbs and the Clerk confirmed to the forum that the Parish Council's remit could only extend to involvement in the formal planning process and as a statutory consultee to make its own representations. It could listen to the points made by any independent community group but as a body could not initiate any campaign against development.

Cllr J Rose gave a summary of the main issues raised in the Parish Council's Regulation 19 submission which had taken much time to prepare in the short timeframe allowed by Buckinghamshire Council.

J Charnock asked whether the Parish Council could develop, on behalf of the Weedon Hill residents, its arguments about a landscape buffer and the specific requirement for Buckinghamshire Council to consider the extent of a green buffer around Weedon Hill.

G Anson added the point that the current proposed Traveller site at Cooks Hill (see item 61/26 b. below) had not been correctly referenced by Buckinghamshire Council in the draft Local Plan. Cllr J Rose would look into this, as she had noted in the Local Plan documents an indication that the site was already committed (by implication having permission). The site's planning permission, granted after a Development Control meeting in September 2025, had been quashed after a Judicial Review, and was yet to be re-determined.

In addition, J Charnock asked the Parish Council to consider two further issues which WHRG had been advised would be advantageous to support objections to the current draft Local Plan proposals. Firstly, a Landscape Visual Impact Assessment which might provide supporting evidence that could be given at an examination hearing. Secondly, development of a Neighbourhood Plan.

*Continued
overleaf*

58/26 Cllr J Rose noted this and advised that consideration of any specific requests would have to be put to the
contd Parish Council in a separate meeting.

She read out March 2026 guidance from the Ministry of Housing, Communities and Local Government “Neighbourhood Planning Roadmap” toolkit which confirmed that:

“A neighbourhood plan cannot stop or promote less development than that identified in the local plan for the local area (such as new housing allocations).”

It was a heavy commitment in terms of funding and resources and would need to be carefully considered. The Parish Council had looked at the merits of a Neighbourhood Plan on several occasions in the past and determined that it was not in the best interests of the village as a whole at those times. However, this could be revisited.

59/26 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.

Members accepted apologies for absence from Cllrs T Bailey, T Jameson-Evans and J Hopper. No interests were declared.

60/26 Approval of Minutes The minutes from the Parish Council meeting 21 July 2026 were approved and signed by the Chair.

61/26 Planning

a. Bucks Local Plan Regulation 19 Consultation Submission.

It was noted that some residents had approached the Parish Council on how to make Regulation 19 representations and a request had been made as to whether a template of responses could be produced for circulation. The process through the Opus Consult platform seemed unnecessarily onerous and complex for individuals to navigate and understand. The Chair confirmed that the Parish Council was not in a position to influence responses and nor could it circulate template information to residents on the Parish Council’s database. It had organised drop-in session for residents (in the absence of any Buckinghamshire Council public exhibitions) and had emailed them with the relevant response links and timetable for submission.

The draft Weedon Parish Council submission had been sent to all Councillors and was presented to the meeting. In addition to the points raised in open forum regarding the Cooks Hill Gypsy and Traveller site and the Weedon Hill landscape buffer, Councillors agreed to add in a submission regarding the soundness of the solar opportunity area identified on the Northern Aylesbury Concept Plan.

The submission (with the amendments noted) was approved by all Councillors and Cllr J Rose was thanked for her considerable effort in producing the response document on time.

Cllr J Rose would work with the Clerk to ensure that the document was uploaded to the online Opus Consult platform from a new Weedon Parish Council Opus account. *[Note after meeting: Weedon PC already had an Opus account and this was therefore utilised.]*

Separately, the full document would be sent as an email attachment submitted from the Weedon Parish Council email address to the Planning Policy Team, receipted in each case. *[Note after meeting: the online submission and the email were sent on 4th September 2026 and receipts confirmed.]*

b. 24/01053/APP – The Old Stables, Cooks Hill, High Street, Weedon – Change of use of land to residential for one Gypsy Traveller Family. 1 Static Caravan, Parking for 2 cars, with associated development and infrastructure (Retrospective). Amended Application with revised design and access statement.

The Parish Council had been advised that its previous objections would be taken into account in the new submission which contained several errors/factual discrepancies. Cllr J Rose would draft a submission to confirm this position and any discrepancies which added weight to the Parish Council’s original objection.

[Note after meeting: The objection letter was emailed to the planning officer Emma Mumby on 08/09/26.]

62/26 Date of next meeting. To confirm scheduled date of next meeting 15 September 2026.

The meeting closed at 9:30 pm.

Chair Signature

Date.....