

LECKHAMPSTEAD PARISH COUNCIL
DRAFT Minutes of the Extraordinary Meeting held on
Tuesday 21st October 2025 at 7.00pm
in Leckhampstead Village Hall

Councillors present:

Lesley Smith (Chair)
Simon Krelle
Tessa White
Kevin Sims

In attendance:

Joanna Taylor (Parish Clerk)
13 visitors

01. Apologies

Apologies were received from Cllr Stuchbury, Cllr Osibogun and Cllr Schaeffer.

02. Declarations of Interest relating to items on this agenda

No interests were declared.

03. Items to be discussed: Planning Application:

25/00626/APP - Change of use and conversion of existing redundant agricultural building to commercial/storage use (use class B8) with associated surface water drainage infrastructure and additional passing bay to access road. Weatherhead Farm, Barrett's End, Leckhampstead, Buckinghamshire MK18 5NP

Cllr Smith welcomed all and explained the meeting was to discuss the Parish Council's response to the draft Local Plan and the re-consultation of the change of use application at Weatherhead Farm based on new documentation submitted by the applicant.

Cllr Smith opened the floor and asked for comments to be kept short. Several residents spoke with the main issues being:

- All previous objections still apply;
- Impact of current farm diversification on residents is already significant;
- Under-reporting of the traffic movements in Barrett's End – more HGV's are already using the lane and causing damage;
- Resident's vehicles only equate to 10% of total vehicle movements;
- Inadequate drainage & surface flooding;
- New ecology & biodiversity information does not reflect the true impact on the site, Barrett's End and the wider community;
- Use of passing bays – the planned bays are in the wrong places and will not allow vehicles to pass safely plus the 2nd bay is too close to residences; could the places be put in less impactful positions;

- Long proposed operational hours – farm traffic is accepted but not additional vans/HGVs;
- Proximity to older residential properties with no footings and Lower Farm which is listed heritage asset;
- Poor visibility splays at entrance to Lower Farm House, at the entrance/exit from South End and the A422 junction.

Discussions took place regarding the need for diversification and class B8 usage, prospective tenants and whether any restrictions could be considered to help mitigate resident's concerns.

Cllr Smith thanked all for their comments and explained the open session was now closed. She reminded all Councillor's the meeting was to discuss the new biodiversity & ecology information available. She noted copies of two further public objections had been received.

Those present had reviewed the additional information, but felt the original objections still apply. Councillors continued to be sympathetic to the applicant's need to diversify and recognise the location of the farm makes this difficult. However, concerns remain about the wide B8 classification and potential tenants, access, ecology, traffic, safety, proximity to homes/heritage assets and impacts on the wider community.

Councillors unanimously agreed to continue the Parish Council's objection to the application. However, should the application be approved, the Parish Council will suggest some potential restrictions which may address some of areas of concern.

The Clerk agreed to draft an objection response for approval and submission to Buckinghamshire Council's planning team by the deadline of 6th November 2025.

04. Response to Buckinghamshire Council's Local Plan

Those present had reviewed the documents currently available online. The need for 95,000 homes was questioned, but as this figure has been set by the Government, it could not be challenged. It was noted the proposals were strategic and whilst the approaches appeared reasonable, more detail was needed particularly around specific sites.

Cllr Smith & the Clerk noted Leckhampstead had been removed from the Buckinghamshire Settlement Review (May 2025) due to it's size, along with other similar parishes in the area. However, Beachampton was now being considered for a new town.

It was also noted Leckhampstead does not have a neighbourhood plan.

Those present agreed to defer commenting on the consultation until more details become available in the next phase, which will take place in July/August 2026.

05. Date of next meeting

The Clerk confirmed the next full meeting will take place on 12th November at the slightly later time of 7.15pm.

The meeting ended at 8.10 pm

Clerk to the Parish Council

31st October 2025