

LECKHAMPSTEAD PARISH COUNCIL
DRAFT Minutes of the Extraordinary Meeting held on
Wednesday 24th February 2026 at 7.00pm
in Leckhampstead Village Hall

Councillors present:

Lesley Smith (Chair)

Tessa White

Simon Krelle

Kevin Sims

In attendance:

Joanna Taylor (Parish Clerk)

5 visitors

01. Apologies

Apologies were received from Cllr Gurney and Cllr Schaeffer

02. Declarations of Interest relating to items on this agenda

No interests were declared.

03. Matters Arising - Planning Prior Notification

PL/26/00387/PNAD - Prior Notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for conversion of 2 agricultural buildings to dwellings. The Paddock Wicken Road Leckhampstead Buckinghamshire MK18 5NZ

Cllr Smith welcomed all and explained this meeting was to discuss the prior notification at Long Row which had recently been uploaded onto Buckinghamshire Council's planning system.

Cllr Smith noted four further residents, who could not attend the meeting, had objected to the proposal for the following reasons:

- The existing planning conditions still stand to prevent change of use
- The development will set a precedent
- There is not enough information about continuing agricultural use on the site and the changeable activities on adjacent plot(s) recently acquired by the applicant.

Cllr Smith opened the floor to the residents in attendance. All raised significant objections to the proposals, with the main additional issues being:

- The larger building (number 2) was not built to the original planning specification and the roof is much higher than the permission granted. This building is therefore not compliant.

- The legal agreement notes the applicant will not build the new hen house, but it does not mention the demolition aspect of the application. Will the old hen house be demolished?
- The size of both buildings is inadequate for dwellings and the room sizes are too small for families to use. This suggests they will be used as temporary B&B type accommodation, run as a business, rather than homes for locals. The buildings may then become further extended over time, worsening this already overcrowded rural site.
- The plans for the outdoor spaces are insufficient – there is mention of parking but nothing about gardens, drainage, dimensions etc.
- The unapproved entrance/gateway the applicant has created to both plots is not shown in the site map submitted.
- This site history and applicant’s continuing failure to comply with the permissions previously granted – can conditions be used to restrict any further development?
- Paragraph’s 9 or the Planning Inspectors response notes the use of conditions to protect residents – “it was intended to prevent inappropriate uses, ensure that the living conditions of the occupiers of the nearby residential properties were protected and also to ensure that the design was acceptable.” The conditions were intended to prevent unsuitable use and unsuitable design in perpetuity at this rural site.
- The Environmental Health Officers comments dated 22.1.2026 are helpful.

Cllr Smith urged all residents to email their objections directly to Buckinghamshire Council’s planning team as they may not be able to use the planning portal.

All Councillors present unanimously agreed to object to this prior notification. The clerk will draft an email for approval and submission to the planning team as soon as possible.

04. Date of next meeting

Not applicable

The meeting ended at 7.40pm

Clerk to the Parish Council

27th February 2026