



North Leigh Parish Council
Serving North Leigh, East End, New Yatt and Wilcote

26 Eaton Village
Eaton, Oxfordshire OX13 5PR
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**DRAFT MINUTES of the Parish Council Meeting of North Leigh Parish Council (NLPC)
held on Tuesday the 16th September 2025 at 7:30pm in the Turner Hall**

Councillors Present: Andy Clements (Chair), Councillor Kevin Swann (KS), Robert Gunn (RG) and Malcolm Shead (MS)

In attendance: Allison Leigh, Clerk, County Councillor Liam Walker, District Councillor Sarah Veasey

129/25. Apologies for absence: Councillors Carol Frost (CF), Fran Jeffes (FJ), David Harris (DH)

130/25. Declarations of interest/Dispensation requests: SV noted she is attending this meeting in the capacity of District Councillor.

131/25. Public Forum:

Comments were made with regards to the Estelle Manor Travel Plan:

- It is disappointing that West Oxfordshire District Council allowed Estelle Manor to open without a proper travel plan in place.
- There has been no mitigation for minibuses in the village with such frequency.
- A query was raised as to why the minibuses couldn't drop off on the A4095.

The Chair noted that Oxfordshire County Council (OCC) has opposed the travel plan and NLPC will be echoing this.

Comments were raised with regards to the Rectory Rise application:

- There was concern about a Multi-Use Games Area (MUGA) with regards to any light/noise issues.

Comments were raised with regards to the Woodman:

- Some would like it to remain as a pub.
- One noted they didn't believe it would be viable as a shop.



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Several members of the public were present including Robin Sheperd (RS) of Co-Creation UK and Faith Beeson-Wright (FBW) of Backhouse to discuss the following planning application:

24/03100/OUT: Lioncourt

Land (E) 438356 (N) 212268 Common Road North Leigh

FBW and RS provided background on their companies as well as the application. They noted that the location of the MUGA had been considered carefully, but that they are willing to discuss the location of/another facility other than a MUGA, but this would need to be worked through with the District Council.

The District Councillor noted the Grampian clause and the issue of the disposal of sewage in the village. It was noted that Thames Water has not been replying to planning applications. FBW and RS will look to engage with Thames Water.

OCC has come back with queries on cycle provision and flooding. A police report said the layout of houses invites crime. Based on these comments, FBW and RS are reviewing the scheme with their architect to make more public places.

132/25: Planning:

25/01818/CND

Estelle Manor

Discharge of condition 17 (Travel Plan) of Planning Permission 20/01756/FUL
(retrospective)

North Leigh Parish Council resolved to object to this discharge of condition. The Council will echo the comments of OCC with an emphasis on the use of the minibus service in the village.

NLPC will also mention the issues which have been raised with regards to helicopters.

It was noted that the Council and Clerk will collaborate on the writing of the Comment to be submitted.

25/01993/FUL



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The Woodman Inn New Yatt Road North Leigh
Change of use from a public house to a dwelling

North Leigh PC resolved to write to West Oxfordshire District Council to grant a 6 month delay to making a decision on change of use giving any interested parties the opportunity to nominate the premises as an Asset of Community Value (ACV).

It was noted that if residents were to come together to nominate the Woodman as an ACV, NLPC would support the process but it would be down to the community to run the amenity.

133/25: Matters for report:

It was noted that once the following planning application has been received it will be on an NLPC agenda to have an official discussion: to change the Shakenoak development to 21 1-2 bedroom flats for over 55s in social housing.

The deadline for items for the October agenda is Thursday the 25th September 2025.

The meeting closed at 20:15.