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MINUTES of the Meeting of the Planning Committee of North Leigh Parish Council (NLPC) held on Tuesday the 9th September 2025 at 7:30pm in the Turner Hall

Members Present: Chair David Harris (Chair) Councillors Kevin Swann (KS), , Robert Gunn (RG) and David Harris (DH)

In attendance: Allison Leigh, Clerk and District Councillor Sarah Veasey

1/25. Apologies for absence: None

2/25. Declarations of interest: None

3/25. Public Forum: Residents had comments on the various applications. The Chair resolved to allow comments during the meeting.

4/25. Planning Applications: The Council considered the following planning applications:

25/01958/FUL

Unit 1 Nursery Road North Leigh Business Park

Change of use and associated works including van wash facility, service building updates and erection of canopy van shelters (retrospective)

North Leigh Parish Council has no comments on the application but asks West Oxfordshire District Council to investigate the possible encroachment on the Right of Way and take such action as appropriate in the event of encroachment being proven.

25/01993/FUL

The Woodman Inn New Yatt Road North Leigh

Change of use from a public house to a dwelling

Residents were concerned about losing the Woodman as an asset – whether it is a pub or another kind of establishment. The Chair noted that there is the possibility for residents to come together to purchase/run it as a community pub should they wish.

The Committee noted the concern that the Parish does not have adequate facilities and that the conversion of the pub to a dwelling would be removing another such facility.

A discussion was had around the possibility of delaying any decision to see if there is



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any interest in the community purchasing this as a community pub.

The Chair of the Committee recommended residents write in their views to the District Council.

The Planning Committee resolved to report to the Council on Thursday. No decision was made at this time. Any decision on comments will be made at the next opportunity this application can be on an agenda.

5/25: Updates:

24/03100/OUT: Lioncourt

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

Outline planning application for a residential development for up to 115 dwellings (Use Class C3), including vehicular access and pedestrian link from Common Road, public open space, car parking, drainage, landscaping and other associated infrastructure. All matters reserved except for access.

The Committee believes a revised application will be submitted. At that time the Committee and Council will look at what is submitted.

As an when the new application comes in, it will be noted on the Parish Council website.

4/25: 25/01905/RES

Land (E) 438738 (N) 212506 Witney Road North Leigh

Reserved matters application for 55 dwellings pursuant to outline permission (22/02498/OUT) providing details of layout, scale, appearance, and landscape.

Erection of up to 55 dwellings with access off Akeman Road, together with creation of new areas of open space, landscaping and all enabling and ancillary works (Outline planning application all matters reserved except access)

Permission has already been granted. The ability to comment on reserved matters is limited. The Committee can comment on elements such as design, layout and footpaths. There is a MUGA going on the site.



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The Chair stated a footpath that runs along the entire Southern part of the site would be a sensible amendment and if the Council could then install a new footpath from the Western boundary to Common Road it would improve access to in particular the bus stops.

The Committee resolved to comment in relation to the footpath and that more information is needed as to the mix of housing. The Committee also resolved to reference the Neighbourhood Plan survey about design

The Chair of the committee will circulate a comment for submission.

6/25. Matters for report: The District Councillor noted that allocated sites for the Local Plan have not been determined as of yet.

The meeting closed at 8:26pm.