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**DRAFT MINUTES of the Meeting of the Planning Committee of North Leigh Parish Council (NLPC)
held on Tuesday the 25th November 2025 at 7:30pm in the Turner Hall**

Councillors Present: David Harris (Chair), Councillors Kevin Swann (KS) and Malcolm Shead (MS)

In attendance: Allison Leigh, Clerk, District Councillor Sarah Veasey, Faith Beeson-Wright (FBW) of Backhouse, Robin Shepherd (RS) of Co-Creation and a member of the public was in attendance with an interest in 25/01905/RES.

7/25. Apologies for absence: Councillor Robert Gunn

8/25. Declarations of interest: None

9/25. Public Forum:

The following was moved to this part of the meeting.

FBW and RS were in attendance to provide an update on the following:

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)

It was noted that there is a MUGA being erected at the Adventure Playground and NLPC would like to revisit the S106 provision for a MUGA at this site. The Chair of the Planning Committee would welcome a variation on the S106 agreement. The developers will give this a bit of thought.

They noted they are working with Thames Water. The Chair noted that there is a Grampian clause.

The Chair noted NLPC would like to see a Traffic Management Plan.

RS noted that there will be a construction management plan.



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10/25. Planning Applications:

25/02668/FUL (Note: This is a new application.)

The Woodman Inn, New Yatt Road, North Leigh

Change of use and conversion from a public house to a dwellinghouse

The owner of The Woodman Inn sent an email to be read out. See Attachment 1.

The Committee noted that the application is not different to the last one and resolved to reiterate a response similar to the one submitted in September. The Chair will send a comment to the Clerk to submit.

11/25. Matters for report:

The District Councillor noted that the application for Shakenoak is likely to be on the planning portal the 1st week of December. The Planning Committee would like this on the December NLPC agenda.

The meeting closed at 8:45pm.



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Attachment 1

Dear Councillors

Thank you for taking the time to consider our planning application for a change of use of the Woodmans. I appreciate that for the previous application submitted on the 22nd August it was found that the Parish Council objected to the application and requested that the property was marketed for a longer period. The property has been continuously on the market for a further 3 months now since that application and we have reduced the price by a further £20,000 to see if a sale could be generated. I hope that councillors would now be satisfied that there is no party that would come forward to operate the building as a pub and if you can not support the application you would at least recognise we have done all we can and therefore register a neutral response.

Many thanks for your consideration

Best regards

James Collins