



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

26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496

MINUTES of the Parish Council Meeting of North Leigh Parish Council (NLPC) held on Thursday the 8th January 2026 at 7:30pm in the Turner Hall

Councillors Present: Chairman Andy Clements, Councillors Kevin Swann (KS), Sarah Veasey (SV), David Harris (DH), Malcolm Shead (MS), Robert Gunn (RG) and Fran Jeffes (FJ)

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

189/25. Apologies for absence: Councillor Carol Frost (CF) and County Councillor Liam Walker. Paul Kitchin (PK) was not in attendance, but did not send apologies.

190/25. Declarations of interest/Dispensation requests: None.

191/25. Public Forum: Estates Manager Guy Shepard (GS) from Estelle Manor was in attendance.

The Chairman resolved to move the following agenda item to this point in the meeting.

194/25: Planning:

a. Travel Plan for Estelle Manor relating to condition 17 of Planning Permission 20/01756/FUL

DH raised concerns with minibus and GS reported that Estelle Manor is progressing a plan to address this situation.

DH raised concern with queues of vehicles on the A4095. GS will look at this issue and come back to NLPC with any recommendations.

DH raised issues of helicopters. GS noted that Estelle Manor has a helicopter plan for pilots and works hard to ensure this is adhered to. Any pilots violating this plan will no longer be able to land at Estelle Manor.

GS noted that Estelle Manor is keen to establish more positive engagement with the local community.

NLPC thanked GS for his engagement and attendance at the meeting.



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b. 25/00044/APPEAL

New Yatt Farm, Farm Lane, New Yatt

Original application number: 25/01050/PN56

Change of use of existing barn to two self-build dwellings (Class C3) and for building operations reasonably necessary for the conversion (amended description)

NLPC resolved not to comment on this appeal.

c. 25/02975/FUL

Ashford Mill Farm East End North Leigh

Conversion of existing annexe accommodation to create separate independent dwelling. (Retrospective).

NLPC resolved not to comment on this planning application.

d. 25/02989/S73

Field Farm, Church Road, North Leigh

Variation of condition 2 of planning permission 25/00700/HHD to allow the creation of a basement and some amendments to the windows together with the discharge of conditions 4 (window and door details) and 7 (external joinery colour/stain).

Original application no: 25/00700/HHD

Alterations including erection of a two storey side extension, replacement rear infill extension, single storey rear extension, addition of a porch, two dormer windows to front elevation, additional rear dormer and replacement glazing.

NLPC resolved not to comment on this planning application.

e. 25/01905/RES: To consider S106 provision for the following:

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)



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NLPC resolved to remain with the current S106 agreement with a MUGA (NLPC to approve the proposal) surrounded by ample green space. The ownership and management is a decision which can be made at a later date. SV will communicate this to the planning department.

DH noted that Quarry Solar Farm will be on the agenda for the 15th January and that the Lioncourt application is imminent.

192/25: Finance:

- i. **26/27 Budget:** The Council resolved a budget of £142,266.25 spend and £63,200 income. See Attachment 1.
- ii. **26/27 Precept:** Following the consideration of the budget, the Council resolved a precept of £79266.00 for 2026/2027.

193/25: Adventure Playground:

a. Planning application:

- i. **Biodiversity net gain:** DH is waiting for a reply from the planning consultant as to how the biodiversity net gain requirements will be addressed for the planning application for the MUGA.
- ii. **Application:** DH this is progressing this with the planning consultant and had an initial draft just before Christmas which needs some tidying up. DH asked for this to be on the agenda for the 15th January. DH is striving for the application to be submitted by the end of January.

- b. **Lease:** DH is waiting to hear from WODC as to the title to the access from the A4095 as it is registered on a separate title. There are also some edits to be made on the lease. WODC has served a notice on NLPC with regards to the security of tenure provisions in Sections 24 to 28 of the Landlord and Tenant Act 1954. DH advised that this should be served when lease is in final agreed form. When lease is at form, WODC should re-serve the notice and the lease will be formally agreed by NLPC. DH is striving for the lease to be completed by the end of January.



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Date and time of next meeting: Thursday the 15th January 2026 at 7.30pm, Turner Hall

The meeting closed at 20:45.



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Attachment 1

North Leigh Parish Council

2026 2027 Budget

<u>Cemetery and Churchyard</u>		<u>Receipts</u>	<u>Payments</u>
-		-	-
-	<u>Title</u>	<u>Budget</u>	<u>Budget</u>
-			
	Cemetery and churchyard grounds maintenance		4,050.00
	Cemetery Bin Mgmt		850.00
	Cemetery database		650.00
	Cemetery fees	2,000.00	
	Repairs		1,000.00
		2,000.00	6,550.00
<u>Donations</u>		<u>Receipts</u>	<u>Payments</u>
-			
-	<u>Title</u>	<u>Budget</u>	<u>Budget</u>
-			
	Donations		3,000.00
	Poppy wreath		25.00
			3,025.00
<u>General Administration</u>		<u>Receipts</u>	<u>Payments</u>
-		-	-
-	<u>Title</u>	<u>Budget</u>	<u>Budget</u>
-			
	Audit fees		850.00
	Bank Fees		120.00
	Bank interest	1,200.00	
	Clerk home allowance/mileage		800.00
	Defibrillator		350.00
	General expenses		600.00
	Insurance premium		1,500.00



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Land Registry	400.00	
Meeting room hire	500.00	
Payroll accountant	300.00	
Printing of flyers	550.00	
Subscriptions	1,650.00	
Training	1,500.00	
Village Newsletter	3,300.00	
Website hosting/name	500.00	
	1,200.00	12,920.00
<u>Grass Cutting and Maintenance</u>	<u>Receipts</u>	<u>Payments</u>
<u>Title</u>	<u>Budget</u>	<u>Budget</u>
A Playground mowing		1,400.00
Black Alley Hedges		200.00
Bus shelters grounds maint/clean		2,050.00
Cuckamus Green/branches		900.00
Grass by Park Road, Common Road and Perrots Close		300.00
Grass opp Estelle Manor		720.00
Grass top of Windmill Close		400.00
Park Rd play area/Church Rd seat		900.00
Trees		500.00
Weed Treatment :wall by Windmill		200.00
Windmill Heights/Rose beds		2,100.00
		9,670.00
<u>Infrastructure</u>	<u>Receipts</u>	<u>Payments</u>
<u>Title</u>	<u>Budget</u>	<u>Budget</u>
Bin emptying		1,600.00
Flower Pot maintenance		2,500.00
Inspections		1,000.00
Playground maintenance		1,500.00
Rent of playground space		3,020.00
		9,620.00
<u>Library</u>	<u>Receipts</u>	<u>Payments</u>



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-	<u>Title</u>	<u>Budget</u>	<u>Budget</u>
-	Library		7,000.00
-			7,000.00
<hr/>			
-	<u>Loan installments</u>	<u>Receipts</u>	<u>Payments</u>
-	<u>Title</u>	<u>Budget</u>	<u>Budget</u>
-	PWLB		4,181.25
-			4,181.25
<hr/>			
-	<u>Neighbourhood Plan</u>	<u>Receipts</u>	<u>Payments</u>
-	<u>Title</u>	<u>Budget</u>	<u>Budget</u>
-	Consultant		5,000.00
-	Expenses		200.00
-			5,200.00
<hr/>			
-	<u>Non-recurring expenses</u>	<u>Receipts</u>	<u>Payments</u>
-	<u>Title</u>	<u>Budget</u>	<u>Budget</u>
-	Events		1,500.00
-			1,500.00
<hr/>			
-	<u>Precept</u>	<u>Receipts</u>	<u>Payments</u>
-	<u>Title</u>	<u>Budget</u>	<u>Budget</u>
-	Precept	79,266.00	



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		79,266.00	
<u>S106 Funds</u>	<u>Receipts</u>	<u>Payments</u>	
<u>Title</u>	<u>Budget</u>	<u>Budget</u>	
MUGA	60,000.00	60,000.00	
	60,000.00	60,000.00	
<u>Staff Costs</u>	<u>Receipts</u>	<u>Payments</u>	
<u>Title</u>	<u>Budget</u>	<u>Budget</u>	
Staff Costs		22,800.00	
		22,800.00	
NET TOTAL	142,466.00	142,466.25	