



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 Meeting of the Planning Committee of North Leigh Parish Council (NLPC)  
held on Tuesday the 10<sup>th</sup> February 2026 at 7:30pm in the Turner Hall**

**Councillors Present:** David Harris (Chairman of the Planning Committee), Councillors Robert Gunn (RG), Malcolm Shead (MS) and Andy Clements (Chairman of the Parish Council)

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

**17/25. Apologies for absence:** Councillor Kevin Swann (KS)

**18/25. Declarations of interest:** None

**19/25. Public Forum:** Six members of the public were present.

A member of the public was in attendance who raised the Quarry Solar Farm application. The Chairman of the Planning Committee that the NLPC will be putting its comment in tomorrow.

**20/25. Planning Applications:**

i. **24/03100/OUT**

Land (E) 438356 (N) 212268 Common Road North Leigh  
Outline planning application for a residential development for up to 80 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 (AMENDED PLANS AND DESCRIPTION).

A member of the public had a query as to whether comments on the original application still stand. The Chairman of the Planning Committee confirmed they do.

The member of the public had a query as to whether a flyer will be sent out to residents. The Chairman of the Planning Committee noted that NLPC would draft a flyer which could be downloaded from the website for residents to circulate as they wish. NLPC will also communicate this electronically.



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Another member of the public asked about the 5-year land supply. The District Councillor noted that the Local Plan 2031 is still in effect and the 5-year housing supply in that Plan has not been met.

A member of the public noted that postings have not been done outside the farm on the telegraph poles that are both outside the fields.

A member on the public had a query about 44 Common Road. The District Councillor noted that 10 houses have been approved on appeal, but there is a possibility of an application for 15 additional homes on that site.

The Planning Committee urged any members of the public to object to 24/03100/OUT. NLPC will be asking for S106 funds should the application go through, but this does not mean NLPC is accepting planning permission is inevitable.

The Planning Committee of NLPC resolved to object to this planning application.

**ii. Appeal reference 6003371/Original Application Number: 25/02668/FUL**

The Woodman Inn, New Yatt Road, North Leigh

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

It was noted that no group has come together to work towards forming a community run pub.

The Chairman of the Parish Council noted that should a group of residents come forward, the PC would support that, but that it would not be in its remit to be involved in such a group. It was noted that NLPC's comments have afforded the public a timeframe to allow time for people to come forward.

The Planning Committee of NLPC resolved to make no comment on this appeal.



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**21/25. Matters for report:** The Committee will make a poster of key planning concerns on 24/03100/OUT to communicate to the village via the website, mailing list, Facebook and the noticeboard. This will be available for residents to download and leaflet in the village.

It was noted that should this application go to the District Council's Lowlands Planning Committee, NLPC will put forward a speaker.

It was noted that a message about recent planning will be in the upcoming newsletter.

The Committee resolved to ask for an extension to all residents and NLPC.

The meeting closed at 20:05.