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**DRAFT MINUTES of the Meeting of the Planning Committee of North Leigh Parish Council (NLPC)
held on Tuesday the 21st July 2026 at 7:30pm in the Turner Hall**

Councillors Present: Temporary Chair of the Planning Committee Andy Clements, Councillor Kevin Swann (KS) and Robert Gunn (RG) (Chairman of the Parish Council)

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

7/26. Election of Temporary Chair of the Planning Committee: RG nominated and KS seconded Andy Clements as Temporary Chair of the Planning Committee. Andy Clements accepted the role.

8/26. Apologies for absence: Councillors David Harris and Malcolm Shead

9/26. Declarations of interest: None

10/26. Minutes: The Committee agreed and signed the minutes of the meeting of the meeting of the Planning Committee of the 7th July 2026.

11/26. Public Forum:

- It was noted the meeting has been called to hear views on the preconsultation by Elivia Homes on the 18 Common Road development and hear residents' views.
- The Chair noted the following:
 - NLPC does not determine applications but is simply a consultee.
 - There is no formal application at this time so NLPC needs to be mindful of any comments made at this stage.
 - NLPC invited the developer and they were not able to attend. The Chair noted that NLPC will not meet with them privately, but may invited them to a future public meeting.
 - There will be another public meeting (possibly in the Memorial Hall) once the application has been submitted to WODC.

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The Chair opened the meeting to comments and comments included:

- There have been many planning applications granted permission subject to Thames Water restriction.
- There seems to be no joined up approach to planning in the Parish.
- There is no consideration to infrastructure. Additional cars will cause a problem; where will traffic go?
- The Chair noted that WODC has supported NLPC and the inspector overturned the decision at appeal. The problem is that WODC doesn't have a 5 year land supply.
- The District Councillor noted that the WODC 2031 Local Plan is out of date. The WODC 2043 Local Plan is in progress, but may not be adopted until March 2028. Until then there is a window where speculative planning could occur.
- A resident asked if there are any covenants on the land. Another resident will send a copy of the deeds to the Clerk.
- There is concern about the hedgerow at the back. The District Councillor reported that WODC told the developer not to cut down the oak tree and they have ignored that. WODC is considering legal action and has told them not to touch the hedge.
- A resident raised the issue of very long grass at 44 Common Road and they are concerned about the possibility of grass fires.
- The District Councillor noted the WODC 2043 Local Plan is coming to public consultation in August. The infrastructure development plan hasn't been written yet.

12/26. Other planning updates: The following planning matters were raised:

- Quarry Solar Farm: The route has not yet been determined.
- The Lioncourt application is likely to arrive in September.
- The North Witney application is likely to arrive in September.

13/26. Matters for report: None

The meeting closed at 20:30.