

CUMNOR PARISH COUNCIL
Minutes of the Cumnor Parish Council
on Monday 30 June 2025 at 7.30pm
held in Fogwell Road Pavilion, Fogwell Road, Dean Court.

In attendance.

Council. Tom Christophers, Chairman, Laurence Waters, Vice-Chairman, Alison Jenner, Paula Lopez, Ray Stone, Chris Westcott, Oliver Wright and Tina Brock, Clerk.

County Councillors. None..

District Councillors. Scott Houghton.

Visitors. Dick Mayon-White, Chair of Cumnor Conservation Group (CCG).

182/25 Apologies for Absence.

Basil England (approved absence), Dona Foster (prior commitment), Gary Mason (work commitment), Judy Roberts (work commitment), and James Plumb DC (prior commitment).

Council resolved to approve these apologies.

183/25 Declaration of Interests.

Personal interest.

Minute 189/15 ii Tom Christophers knows the owner of the company.

184/25 Variance of Order of Business.

Council approved bringing forward of the agenda item 8 ii Cumnor Hurst SSSI.

185/25 Minutes of the Meeting for the Cumnor Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 2 June 2025.

186/25 Clerk's Newsletter and Addendum. Received

- i. Council resolved to approve expenditure of £132.07 + VAT for a printer and ink.
- ii. Payment of Accounts. Approved as per minute 187/25.

187/25 Payments of Accounts.

Council resolved to authorise the payments specified in the Clerk's Newsletter and Addendum and reproduced below.

Table 1 List of receipts.

Statutory Power	Payments now due:	Description	Total (£)
37, SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,305.60
38 LGA 1972 s111	Cumnor Village Hall	Room hire – Stop Botley West 21/6/2025 meeting	45.00
39 LGA 1972 s140	Gallagher insurers	Council insurance	4,865.45
BACS LGA 1972 s111	Unity Bank	Bank charges	9.15
40 LGA 1972 s137	Botley Bridges	Grant	5,000.00
DD Telecom Act 1984 s97	BT	Office phone and broadband	139.52
41 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning Services	May clean of pavilion	96.00
42 LGA 1972 s111	Currys	Printer/scanner and ink	158.49
43 LGA1972 s111	Gravita Oxford LLP	Quarter end and end of year procedures. Sage business cloud fee	925.85
44a LGA 1972 s112 Contract/Pensions Act 2014	Inland Revenue	April TAX & NI	2,898.15
44b LGA 1972 s112 Contract/Pensions Act 2014	Inland Revenue	May TAX & NI	
44c LGA 1972 s112 Contract/Pensions Act 2014	Inland Revenue	June TAX & NI	
45 LGA 1972 s143	Cumnor Parish News	Subscription	15.00
46a Highways Act 1980 LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Grass cutting burial ground, verge and play park, raking sand and litter picking.	2,270.40

46b LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting play parks, litter picking, raking pea shingle.
46c Highways Act 1980 LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting verge and play park, raking pea shingle and litter picking

Notes.

- i. After all payments are made the Unity Account will be in credit at £12,228.14.
- ii. After all payments/receipts are accounted for the Santander Community Account will be in credit at £73,538.95.
- iii. The Council has the following debtor for 2025/2026: HMRC (Reclaimable VAT) £1,998.66.
- iv. As of 17 June 2025 the Santander Corporate Notice account held a credit balance of £82,999.60.

188/25 Public Presentation. None.

COUNCIL

189/25 Cumnor Hurst SSSI

- a. Unit 2.
 - i. Council noted the letter sent to David Renton, Bursar, All Souls College agreeing to the proposal of a shorter term supplemental lease extending to February 2026 on the understanding that a long-term solution would be agreed by the target date of the end of September 2025. Council noted David Renton's positive response.
 - ii. Council agreed to arranging an independent valuation of the land and resolved to approve the quote of £600 + VAT for a valuation.
 - iii. Dick Mayon-White, Chair CCG reported that there had been a small fire at the Hurst which had been dealt with by the group.
- b. Unit 1.
 - i. No update.

Dick Mayon-White left the meeting.

REPORTS

190/25 Report from County Councillor(s).

CC Plumb submitted a written report.

Oxford Congestion Charge.

The administration at Oxfordshire County Council has announced plans to introduce a temporary £5 congestion charge for cars visiting Oxford city centre. If approved, the scheme could come into effect in the Autumn and people entering the city via six locations (Hythe Bridge Street, St Cross Road, Thames Street, St Clement's Street, Marston Ferry Road and Hollow Way) could face charges. Exemptions would be in place for road users such as carers, traders and blue badge holders, as well as those living in or commuting to central areas in the city.

A public consultation on the plans is running until 3rd August and more information is available [here](#).

CC Roberts submitted a written report.

General OCC.

At Cabinet, on Tuesday, it was decided to proceed with the temporary congestion charge consultation. This scheme is as similar as possible to the Traffic Filter scheme. It has all the permits available including 100 for the areas of North Hinksey and Cumnor and will reduce congestion to allow bus services to run on time. The traffic Filter scheme is still proposed to start when the Botley Road reopens.

The consultation details will be:-

Proposal for temporary Oxford congestion charge – will start on the 23 June 2025 for 6 weeks, closes on the 4 August 2025.

Three proposals for Local Government reorganisation of Oxfordshire have been sent into government by March 2025. The government have requested that all proposals they receive by 28 November 2025 for an area should all use the same data set so that they can be comparable. OCC have agreed with the Districts that CIPFA are used as an independent financial body to ratify the financial information given to the public.

1. [A single unitary council for Oxfordshire\(External link\)](#) – [Oxfordshire Council\(External link\)](#) (responsible for all services for Oxfordshire residents). This is our preferred option.

2. **Two unitary councils**([External link](#)):

[Oxford and Shires Council](#)([External link](#)) (previously referenced as North Oxfordshire Council) created from the existing district councils of Cherwell, Oxford City and West Oxfordshire.

[Ridgeway Council](#)([External link](#)) created from the existing district councils of South Oxfordshire and Vale of White Horse and the unitary council of West Berkshire.

3. **Three unitary councils**([External link](#)) – with a unitary city on expanded boundaries (referred to as [Greater Oxford](#)([External link](#))) as well as northern and southern unitaries, also including West Berkshire.

The first of these three options is on the Let's Talk Oxfordshire consultation website now.

Traffic and Highways.

On the 26 August 2025, the path will dogleg around a new works enclosure to give a pathway that cuts across Roger Dunman Way and then drops back to the new pedestrian tunnel bridge on Botley Road. They have added cycle ramps to the Osney Lane Bridge, which makes it easier to transport a bike across this pedestrian bridge, which will, hopefully, reduce the number of people using the tunnel.

There is a new arrangement to allow disabled people to access the Western Entrance of the station. They have removed the kiosk and people need to ring the bell outside the western entrance to the station. Staff will then open the gate and assist people to the correct platform. There is now a drop off point here for taxis and residents.

This section on the OCC's website should cover the Botley Bridge Road closure:

<https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/future-transport-projects/oxford-city-station-phase-2c>

It will have all cycle paths, bus and Network Rail and Thames Water information and various links to other websites posted on there.

This is the website that the latest information will be posted on from Network Rail

<https://www.networkrail.co.uk/running-the-railway/our-routes/western/oxfordshire/botley-road-bridge-replacement/>

The works by Thames Water to replace the damaged water main to the City will continue until December 2025 with intelligent traffic lights and a one lane closure over Osney Bridge for the rest of the year.

Library.

The Botley library now provides free coffee and tea as part of their warm spaces program, this is continuing for 2025. There are also newspapers to read and a jigsaw puzzle to complete.

Consultations.

Let's Talk Oxfordshire.gov.uk website:

Part-night lighting and street lighting policy – closes on the 6 July 2025.

Oxfordshire (Adults) Learning Disability Plan 2025 – 2035 - closes 13 July 2025.

One council: Your Oxfordshire – closes on 27 July 2025 (Local Government Reorganisation)

Oxfordshire Pharmaceutical Needs Assessment 2025 consultation – closes on the 3 August 2025.

Oxford temporary congestion charge for cars – Closes on the 3 August 2025.

Oxfordshire tobacco control strategy 2026 – 2030 consultation – closes on 10 August 2025.

The "You said/We did" section gives a lot of information about forthcoming changes based on the surveys. This can be useful even when you didn't respond to the surveys.

At the induction day, we were asked to highlight this part of the website to our parishes as they do answer a lot of enquiries. The Transport and Travel box on the main page of OCC's website takes you through to a page where, at the bottom, there is "Latest road repairs" this takes you through to

[Highway Capital Programme - map view](#)

This tells you where all the sections of roads that are being repaired in 2025 -26 have been identified and what and possibly when that will happen.

This link tells you about the OCC roadworks and if you press the live roadworks button, it takes you through to One Network where there are all the live roadworks for that day:

<https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/major-current-roadworks>

This will tell you all the emergency works that have suddenly appeared with no notice.

191/25 Reports from District Councillor(s).

Local Government Reorganisation.

Five councils (Vale of White Horse, South Oxfordshire, Cherwell, West Oxfordshire, and West

Berkshire) have jointly launched a public engagement exercise on the two council proposal. Further information and an online survey asking for views (open for responses until the 16 July 2025) can be found at:

<https://twocouncils.org/get-involved>

Additionally, in person engagement events are being held around the proposed area of the two councils. Several of these have already happened, the remaining ones are	Henley-on-Thames Town Hall, Market Place, Henley , RG9 2AQ	2.30pm - 5.30pm
Tuesday 1 July		
Wednesday 2 July	Florence Park Community Centre, Cornwallis Road, Oxford , OX4 3NH	3pm - 7pm
Friday 4 July	Thame Town Hall, Hight Street, Thame , OX9 3DP	10.30am - 1.30pm
Saturday 5 July	Cotswold Sports Centre, Downs Way, Reading RG31 6SL	11am - 3pm
Monday 7 July	Banbury Town Hall, Bridge Street, Banbury OX16 5QB	3pm - 7pm
Tuesday 8 July	Bampton Village Hall, Market Square, OX18 2JH	3pm - 7pm
Thursday 10 July	Unit 14a, Marriotts Walk, Witney , OX28 6GW	3pm - 7pm
Tuesday 15 July	Theale library, Church Street, Theale RG7 5BZ and online - register for the event here	6.30pm - 7.30pm

192/25 Report from Representatives on Outside Bodies.

- i. Council received the draft Parish Transport Representatives meeting held on Tuesday 18 March 2025 and noted that the next meeting was scheduled for Tuesday 8 July 2025 at 1.30m. Alison Jenner would attend this meeting.

COUNCIL

193/25 Local Government Re-organisation.

Council discussed the proposed new councils [Ridgeway Council](#) which would be made up of the whole of West Berkshire Council's area and all of the existing South Oxfordshire and Vale of the White Horse, [County council =- single unitary council](#) and [Greater Oxford](#). Council resolved to take a position and voted to respond positively to the Ridgeway Council and County Council – single unitary council proposals and object to the Greater Oxford proposal.

Council resolved to support Beckley and Stowood and Kidlington Parish Councils campaign to oppose joining Greater Oxford.

194/25 Consultations.

Council resolved to respond to the [Community benefits and share ownership for low carbon energy infrastructure](#) which closes 16 July 2025.

TRAINING

195/25 Training/Events.

No member was available to attend the virtual OALC Councillor Forum on Wednesday 9 July 2025.

FINANCE

196/25 Quarter Financials.

- i. Chris Westcott verified the quarter 2 bank reconciliations as of 25 June 2025.
- ii. Council noted the quarterly accounts (budget and prior year reports) as of 25 June 2025.

197/25 Effectiveness of Internal Audit 2025/2026.

Council reviewed and approved the effectiveness of internal audit 2025/2026.

198/25 Reserves Policy.

Council approved the amended policy.

199/25 Expenditure.

Council resolved to approve the following expenditure.

- i. Ady Podbery £15 + VAT to empty the green bin at the Garden of Remembrance on a fortnightly basis.
- ii. Ady Podbery £75 + VAT to carry out tree work at Meadow Close play park.
- iii. Council resolved to obtain another quote to repair Closes Pavilion roof.
- iv. Wel Medical to supply 4 x defibrillator pads £62.65 + VAT each.

ENVIRONMENT AND AMENITIES

200/25 Ad-hoc cutting of grass verges in the parish. None.

NEIGHBOURHOOD PLAN REFRESH

201/25 Draft minutes of the Neighbourhood Plan Refresh Working Party held on Wednesday 11 June 2025.

Received.

202/25 Strategic Environmental Impact Assessment (SEA).

Council noted that the SEA was submitted on 1 May 2025 to VWHDC had not been received.

O'Neil Homer received a holding email on 16 May to expect a response in the next few weeks.

PLANNING

203/25 Draft minutes of the Planning Committee meeting held on Monday 16 June 2025.

Received.

204/25 Submitted Planning Applications.

The Council would submit the following observations:

Table 2 List of planning application.

Ref	Planning application number	Address and proposal
i	P24/V2489/FUL amended details	Land to the west of Red House Farm, Eynsham Road, Farmoor, Oxford. <i>Installation of ground mounted solar photovoltaic array with associated infrastructure, security fence, CCTV, cable route, landscaping, and onsite biodiversity net gain (Resubmission). (Amended by information received 28 May 2025.)</i> Object. Cumnor Parish Council (CPC) notes that this planning application is, as of 28/06/2025, showing two new documents from the applicant dated a month earlier (28/05/2025), described as 'amended and additional information'. As of 28/06/2025 CPC has not been notified by VWHDC of its opportunity to respond to these amendments. In the absence of any notification, this amended response was tabled at CPC's 30th June meeting and sent to VWHDC on 1st July 2025. This amended response is made having assessed: • The applicant's Flood Risk Assessment & Surface Water Drainage Strategy dated 28/05/2025 • The applicant's Technical Note dated 28/05/2025 • The Drainage (South & Vale) updated 18/06/2025 response • The Ecology Team (South & Vale) updated 24/06/2025 response • The Environment Agency updated 23/05/2025 response Assessment i Applicant's Technical Note and Ecology team 24/06/2025 response CPC agrees with the Ecology Officer that the applicant's Technical Note does not refute the Officer's prior analysis and so CPC's objection remains.

Ref	Planning application number	Address and proposal
		CPC endorses its prior analysis (see page 25) and refers the applicant and the Officer to its previous comments about cumulative impacts not being considered by the applicant (page 40); see for example Botley West's published Land Plans i Applicant's Flood Risk Assessment dated 28/05/25, Drainage (18/06/25) and Environment Agency (23/05/2025) responses. CPC notes the Drainage Officer's acceptance of the applicant's amended proposal to dig 1' deep trenches and a holding pond. However, it assesses that these modifications will likely have zero/negligible benefit given the flooding behaviour of the site (see photos on page 30). As such, and as the application is still not compliant with Cumnor Neighbourhood Plan Flood Risk RNE2, and the Environment Agency still objects, CPC repeats its prior objection (see pages 27-31).

205/25 To note permitted planning applications. Noted.

Table 3 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
i	P25/V0611/FUL	2 Pinnocks Way, Dean Court, Oxford OX2 9DG <i>Add front extension with matching illuminated signage to Yasmin store, add side extension to Yasmin store to increase floor area and provide improved layout and fire exit door; add Front extension to Jamona take-away with matching illuminated signage, to provide improved customer area, and staff W.C. and office (as amended by plans received 9 May 2025).</i>
ii	P25/V0808/FUL	116a Oxford Road, Cumnor, Oxford OX2 9PQ <i>Internal room modifications, change of use from butcher to office, modifications to the shop frontage.</i>
iii	P25/V0855/HH	60 Robsart Place, Cumnor, Oxford OX2 9QT <i>Single storey pitched roof extension to rear of property.</i>
iv	P25/V0909/HH	Sabine Valley Farm Barns, Cumnor Road, Farmoor, Oxford OX2 9NS <i>Detached carport.</i>
v	P25/V0839/HH	178B Turnpike Road, Cumnor, Oxford OX2 9JQ <i>Garage conversion to gym and home office, single-storey cycle store extension at principal elevation, erection of greenhouse to side elevation.</i>
vi	P25/V0491/FUL P25/V0492/LB	3 & 5 High Street, Cumnor, Oxford OX2 9PE <i>Repairs to external walls including stitching together of same dry rubble filled stone wall which is a failing. (Description amended and amended plans received 9th June 2025- Amendments omitting the underpinning)</i>
vii	P25/V0944/HH	28 Eynsham Road, Dean Court, Oxford OX2 9BP <i>Demolition of the existing attached garages and erection of a 2 storey side extension. (Reduction in width as shown on submitted drawings)</i>

206/25 To note Certificate of Lawful Development planning applications. Noted.

Table 4 List of Certificate of Lawful Development planning application(s).

Ref	Planning application number	Address and proposal
i	P25/V1254/LDP	101 Kimmeridge Road, Cumnor, Oxford OX2 9RQ <i>Erection of a single-storey rear extension (3m projection with lean-to roof) and construction of a rear dormer with loft conversion to form a master bedroom and en-suite. Associated rooflights and obscure-glazed side window.</i>

207/25 Proposed Industrial installation (Solar Power Station) for the production of electricity

on Green Belt land.

i. Proposed 'Botley West' solar power station.

- a. Council received the notes from the meeting with Stuart Walker, Major Applications Team Leader, VWHDC on Tuesday 17 June 2025.
- b. Council noted the [Examining Authority's 1st set of written questions](#) to the applicant and others published 10 June 2025 and [this subset of the full list with direct relevance to Cumnor parish](#) published on the CPC website 16 June 2025. All responses need to be with Planning Inspectorate by 23:59 on 1 July 2025 (Deadline 2).
Councils attention was drawn to questions 1.1.9 (design choices), 1.3.1 to 1.3.6 (strategic choices and National Grid substation), 1.3.14 (Farmoor reservoir), 1.6.22 (Swinford Bridge), 1.6.29 (Upper Whitley Farm house), 1.7.24 and 1.7.25 (requirements), 1.8.3 and 1.8.4 (Ecology and biodiversity), 1.10.13 Cumnor CNP Flood risk policy, 1.11.15 (green belt and BMV farmland), 1.11.16 (Community benefit and very special circumstances) 1.13.2 (Cumnor Primary School), 1.14.7 (scope of assessment)
- c. Council noted the [briefing paper on Botley West and Compulsory Acquisition powers](#) published on the councils website 20 June 2025, and that responses from residents need to be with Planning Inspectorate by 23:59 on 1 July 2025 (Deadline 2)
- d. Council noted the [Stop Botley West briefing](#) and Q&A held in Cumnor Village Hall 21 June 2025 and the [Stop Botley West Community Impact Report](#), discussed.
- e. Council noted that council had supplied the following to the Planning Inspectorate ahead of Deadline 2 (23:59 1 July 2025).
Answer to question 1.5.8 (inaccuracies)
Answer to question 1.14.6 (viewpoints and photomontages) – also shared with VWHDC at their request. Invitation to walk PRoW in the Parish in w/c 6 October 2025.
- f. Council noted that council had until Deadline 3 (23:59 on 22 July 2025) to respond to responses from the applicant/National Grid/others submitted on or before Deadline 2 (1 July 2025). Council agreed that Tom Christophers, Laurence Waters and Chris Westcott would respond.

Alison Jenner left the meeting.

ii. Land West of Red House Farm, Farmoor.

- a. No update.

iii. National Grid's Farmoor Substation.

- a. Council noted the [National Grid Electricity Transmissions Written Representation](#) for Deadline 1.

208/25 Items for next month's agenda.

Farmoor Reservoir, floating solar power development. Council noted informal drop ins would be held at the Sailing Club on Friday 4 July 2025 8am to midday and Saturday 5 July 2025 10am to 2pm.

DATES OF FUTURE MEETINGS

209/25 Next meeting.

The next meeting would be held **on Monday 4 August 2025 at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

Further meetings would take place in **2025 on Mondays:** 8 September, 6 October, 3 November and 1 December and in **2026** 5 January, 2 February, 2 March and 13 April.

The Annual Parish Meeting would take place on **Tuesday 5 May 2026 at 7.30pm venue TBC.**

The meeting closed at 9.05pm.

Signed..... Date.....2025