

CUMNOR PARISH COUNCIL
Minutes of the Cumnor Parish Council
on Monday 7 April 2025 at 7.30pm
held in Fogwell Road Pavilion, Fogwell Road, Dean Court.

In attendance.

Council. Tom Christophers, Chair, Laurence Waters, Vice-Chair, Dona Foster, Alison Jenner, Paula Lopez, Gary Mason, Ray Stone, Chris Westcott, Oliver Wright and Tina Brock, Clerk

County Councillors. None.

District Councillors. DC Scott Houghton.

Visitors. 1 resident, Claire Tyrrell-Williams, Research Consultant and Jim Mower, Chair of Cumnor Conservation Group.

87/25 Apologies for Absence.

Basil England (prior commitment) and Judy Roberts (prior commitment). Council resolved to approve these apologies.

88/25 Absence of leave.

Council approved an absence of leave for Basil England for 6 months.

89/25 Declaration of Interests. None.

90/25 Variance of Order of Business.

Council resolved to bring forward of the agenda 14 i 1 planning application P24/V2489/FUL Land to the West of Red House Farm, 9 i Cumnor Hurst. And 9 ii Council's Strategic Plan.

91/25 Minutes of the Meeting of the Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 3 March 2025.

92/25 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 93/25.

93/25 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 received.

Statutory Power	Receipts received:	Description	Total (£)
1 Telecom Act 1984 s97	BT (Leading Edge Group)	BT refund	285.85
2 Local Auth Cemeteries Order 1977	Mrs Dackombe	Interment of ashes	356.00
3 Local Auth Cemeteries Order 1977	Oliver & Jones	Additional inscription of memorial stone	18.00
4 Local Auth Cemeteries Order 1977	Abingdon Stone & Marble Ltd	Installation of tablet	72.00
5 Local Gov Finance Act 1992 s41	VWHDC	1 st half of precept	50,000.00

Table 2 List of payments due.

Statutory Power	Payments now due:	Description	Total (£)
1, SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,305.62
2 Town & Country Planning Act s61F(1),(2)	rCOH Ltd	Refresh of Neighbourhood Plan	2,774.40
BACS LGA 1972 s111	Unity Bank	Bank charges	9.30
DD Telecom Act 1984 s97	EE	Mobile fee Jan	21.60
DD Telecom Act 1984 s97	EE	Mobile fee 1 Mar 2025	21.60
3 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning Services	Feb clean of pavilion	96.00
4 LG (Misc Prov) Act 1976 s19	Thames Water	Rent for land at Mayfield Road, Farmoor	100.00
5 LG (Misc Prov) Act 1976 s19	MRH Services	Visual inspection of play equipment, infill trips at basketball area, Glebe &	280.37

		roundabout, Pinnocks	
DD Telecom Act 1984 s97	BT	Broadband and office phone	105.13
6 LGA 1972 s111	T Brock	Reimbursements Oct 2024 – Mar 2025	704.10
7 LG (Misc Prov) Act 1976 S19	Wood Dragon Tree Surgery	Removal of Chestnut tree – per survey	800.00
8 LGA1972 s111	Tyrrell-Willaims Research Consultancy	Project management, data analysis and reporting	1,215.00
9 LGA1972 s111	Emma Bearpark Market Research	Project set up for Cumnor Parish survey	972.00
10 LGA1972 s111	The Direct Data Company (Oxford) Ltd	50% of cost of producing Cumnor Parish Council survey	4,952.40
11 Town & Country Planning Act s61F(1),(2)	rCOH Ltd	Refresh of Neighbourhood Plan	3,468.00
12a LGA 1972 s112	Inland Revenue	TAX & NI Jan	2,658.05
12b LGA 1972 s112	Inland Revenue	TAX & NI Feb	
12c LGA 1972 s112	Inland Revenue	TAX & NI Mar	
BACS LGA 1972 s111	Unity Bank	Bank charges	7.65
13 Public Health Act 1875	Total Pest Control	Quarterly mole control – Fogwell Field	120.77
14 LGA 1972 s111	The Net Result	Payroll process Jan-Mar & end of year employee return	118.00
DD LGA 1972 s142	EuroSolve Ltd	Annual anti-virus subscription	36.00
15a LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play equipment	292.66
15b LG (Misc Prov) Act 1976 S19	MRH Services	Fit bench at Meadow Close play park and lay shingle around drums in Glebe play park	
16 LGA1972 s143	Oxfordshire Neighbourhood Plan Alliance	Membership	50.00
17a LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting, litter picking at various play parks	2,608.80
17b Highways Act 1980 LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting at verge and play parks, litter picking at play parks and raking pea shingle	
17c Highways Act 1980 LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Grass cutting at Burial Ground, verge and play park. Litter picking and raking sand at play parks	
17d LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Felling Norway Maple at Meadow Cl play park (as per annual tree survey)	

Notes.

- i. After all payments/receipts are accounted for the Unity Bank account will be in credit at £50,528.15.
- ii. After all payments/receipts are accounted for the Santander Community Account will be in credit at £73,771.59.
- iii. The Council has the following debtor for 2024/25: HMRC (Reclaimable VAT) £14,433.84.
- iv. The Council has the following debtor for 2025/2026: HMRC (Reclaimable VAT) £26.13.

PUBLIC PARTICIPATION

94/25 Public Participation.

Planning application P23/V2489/FUL Land to the west of Red House Farm. A resident addressed Council to raise concerns of flooding at Nobles Lane that would be exacerbated by the proposal.

PLANNING.

95/25 Submitted Planning Applications.

The Council would submit the following observations:

Table 3 List of planning applications.

Ref	Planning application number	Address and proposal
i	P24/V2489/FUL	Land to the west of Red House Farm, Eynsham Road, Farmoor, Oxford OX2 9ND <i>Installation of ground mounted solar photovoltaic array with associated infrastructure, security fence, CCTV, cable route, landscaping and onsite biodiversity net gain (resubmission).</i> Objects. See appendix 1.

Resident left the meeting.

COUNCIL

96/25 Cumnor Hurst SSSI.

- i. Unit 1.
 - a. Council was proceeding with the transfer of unit 1.
 - b. Council resolved to approve Meed Law's quote of £500 + VAT to carry out the Transfer of Title from Cumnor Hurst Charity to Council.
- ii. Unit 2.
 - a. A letter had been sent to Sir John Vickers, Warden, All Souls College, David Renton, Bursar, All Souls College and Joe Letts, Savills regarding the future management of unit 2 and requesting that All Souls College provide the same management services that were being carried out by the Cumnor Conservation Group up until the lease expired on 25 February 2025. Jim Mower reported that the Cumnor Conservation Group had suggested that an interim plan should be put in place as it was felt that the site could not just be abandoned. Council discussed what an interim plan would look like and resolved to request a 21 year lease with a no break clause for 10 years and the following 11 years a 12 month notice period with an emphasis on a preferred approach of a Transfer of Title to the Council as a gift to the community.

97/25 Council's Strategic Plan.

Claire Tyrrell-Williams, Research Consultant presented the findings of the Residents Survey 2025 sent to 2,874 properties. A total of 686 residents completed the questionnaire, giving a 27% response rate. Data was weighted by gender and age according to the latest population statistics for the area. The survey examined residents attitude towards communication and information for Council, local services and community events. Footpaths, bridleways and cycle paths, sports and leisure facilities and satisfaction with parish assets (see appendix 2).

The Strategic Plan Working Group would look at the results and draft a proposal outlining whether council has the power or funds to provide the request and communicate this to residents.

Claire Tyrrell-Williams and Jim Mower left the meeting.

REPORTS

98/25 Report from County Councillor(s).

CC Roberts submitted a written report.

General OCC

The County Council is now under Pre Election Period rules as the election for new councillors is on Thursday 1 May 2025. There have been boundary changes since the last election so there are 69 seats being contested rather than the previous 65. This has meant that there will be a lot of change in the makeup of the next council, regardless of the results, as there are only 38 seats where the current councillor is re-standing meaning there will automatically be 31 new councillors. Given that the government is unlikely to give any new information on the unitary proposals until 2026, the next 7 months will be challenging politically.

Traffic and Highways

The piled foundations for the box junction for the new pedestrian and cycle paths on the Northern side have been installed, the drainage system underneath is now being worked on. The pedestrian pathway entrance is now back in front of Domino's Pizza. Later, the pedestrian path will move to the left hand side of Botley road and then cross over to the tunnel entrance. This will then stay the

route for 4 months.

Network Rail have added a cycle ramp to the pedestrian bridge at Osney Lane. This makes it much easier to transport a bike across which will, hopefully, reduce the number of people using the tunnel.

The clean water pipes should be diverted by 31 July 2025 and the sewer by 2 August 2025.

The new pedestrian and cycle path should be open by 31st August 2025.

There is a new arrangement to allow disabled people to access the Western Entrance of the station. There is a kiosk at the bottom of Roger Dudman Way where they have to allow 45 minutes for the staff to open the access gate and help them to the correct platform. There is a request for there to be a drop off point here for taxis, but they are still working on that given the change of pedestrian route in April.

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 have now begun and will continue until December 2025 with intelligent traffic lights and a one lane closure over Osney Bridge for the whole year. The works on the river area have now re-started and the temporary bridge for the water main is now up.

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:

All-age autism strategy consultation – close on 8 May 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.

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 2025-2026 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>

99/25 Report from District Councillor(s).

DC Scott Houghton submitted a written report.

Local Government Reorganisation

An initial proposal has been submitted on behalf of West Berkshire Council and the district councils in South Oxfordshire and the Vale of White Horse for the creation of a new unitary council that would see the three areas combined into Ridgeway Council. Ridgeway Council forms one half of a two-unitary council proposal for Oxfordshire, with the other half made up from the district council areas of West Oxfordshire, Oxford City and Cherwell. West Oxfordshire District Council and Cherwell District Council have confirmed they will be developing the North Oxfordshire Council half of the proposal, strongly complementing the Ridgeway Council work being carried out by West Berkshire, South Oxfordshire and the Vale, coming together to create a proposal for two unitaries covering what is currently Oxfordshire and West Berkshire.

More information can be found on [Home - Ridgeway Council](#)

Climate Action Fund

The new Garden Waste Permit system is now live, replacing previous direct debits. From 1st April 2025, residents who want garden waste collections will need to make a one-off yearly payment online for their garden waste collections and the council will send them a permit sticker for their bin. Full details, and a link to apply for a permit, can be found at the link below.

Garden waste - Vale of White Horse District Council

16 Cumnor Hill

I have been notified that the appeal against the planning committee's decision has been dismissed. The inspector's report is quite interesting, in particular in its recognition of the Cumnor Neighbourhood Plan, stating of some of the surrounding developments "However, it strikes me that they were granted permission prior to the NP being made, and represent a form of development which persuaded the local community to adopt protective policies against further similar harmful development."

100/25 Report from Representatives on Outside Bodies.

- i. Parish Transport Representative meeting held on Thursday 18 February 2025. Alison Jenner reported that she was unable to join the Teams meeting due to technical issues.
- ii. The draft minutes of the Old School meeting held on Thursday 13 February 2025 were received.

COUNCIL

101/25 Biodiversity Policy.

Council resolved to approve the policy.

TRAINING/EVENTS

102/25 Training Programmes.

Laurence Waters would attend the online OALC Councillor Forum on Thursday 24 April 2025 at 10am.

FINANCE

103/25 Grants.

Council resolved to approve the following.

- i. Home-Start Oxford £500.00 (LGA1972 s137).

104/25 Financial Regulations.

Council resolved to approve the Financial Regulations.

105/25 Quarterly Financials.

- i. Paula Lopez verified the quarter 4 bank reconciliations as of 20 March 2025.
- ii. Council noted the quarterly accounts (budget and prior year reports) as of 20 March 2025.

106/25 Expenditure.

Council resolved to approve the following expenditure.

- i. Ady Podbery Grounds Care £225 + VAT to reduce the Sycamore Tree on common land at Appleton Road, Cumnor.
- ii. Increase in price of MRH Herring inspections of play parks. Monthly visual inspections to £134 (increase of £10) and quarterly service inspections to £259.50 (increase of £19.50).
- iii. Verbal quote from MRH Services to collect and install the Pauline White commemorative bench in Meadow Close play park of £80.
- iv. Thames Valley Tree Care Ltd quote to carry out work to Oak tree at Closes Field following decay test of £1,800 + VAT.

ENVIRONMENT AND AMENITIES

107/25 Ad-hoc grass cutting of verges in the parish. None.

108/25 Draft minutes of the Fogwell Road Pavilion Management Committee meeting held on Wednesday 19 March 2025.

Received.

NEIGHBOURHOOD PLAN REFRESH

109/25 Expenditure.

Council resolved to approve ONH Planning For Good quote not exceeding £4,207.50 + VAT to undertake a Grey Belt assessment as part of reviewing the made Neighbourhood Plan

110/25 Draft notes of the meeting with ONH Planning for Good on Monday 10 March 2025.

Received.

111/25 Design Codes Workshop.

Council noted that the workshop with ONH Planning for Good would take place on Wednesday 7

PLANNING

112/25 Submitted Planning Applications.

The Council would submit the following observations:

Table 4 List of planning application.

Ref	Planning application number	Address and proposal
i	P25/V0491/FUL P25/V0492/LB	3 & 5 High Street, Cumnor, Oxford OX2 9PE <i>Underpinning of west wall of cottages and stitching together of same dry rubble filled stone wall which is failing.</i> Supports.
ii	P25/V0601/FUL	5 Hids Copse Road, Cumnor, Oxford OX2 9JJ <i>Demolition of an existing bungalow and garage. Erection of a new self-build residential dwelling associated garaging, alteration to the existing access and new landscaping.</i> Supports.
iii	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 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 wc and office.</i> Response. Council would raise concerns that the applicant 'assumes' that the boundary includes the terrace along the north and east aspect of the application as it is on this area that the extensions are proposed. The red boundary lines marked on both the Ground / Floor plan FP003 and also the Location and Site plan FP001 clearly states 'assumed boundary'. Council request that clarification over the boundary issue is made prior to a decision being made on this application

113/25 Permitted planning application(s). Noted

Table 5 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
i	P24/V2426/FUL	11 Long Close, Dean Court, Oxford OX2 9SG <i>Change of use from existing dwelling (C3) to children's residential home (C2) (as amplified by noise management policy and details of staff schedule and vehicle movements received 29 November 2024, and as amplified by corrected plan showing parking provision and boundary treatment, and by supporting statement received 11 February 2025).</i>
ii	P24/V2723/HH	26 Leys Road, Cumnor, Oxford OX2 9QF <i>Proposed single storey front & rear extension, proposed replacement of flat roof with pitched roof, replacement roof finish, windows and doors, installation of external insulation with render and composite timber cladding.</i>
iii	P24/V2718/HH	16 Barn Close. Cumnor, Oxford OX2 9JP Single storey rear extension to enlarge kitchen and living room and conversion of 1 garage into habitable room with bay window and pitched roof.
iv	P24/V2735/FUL	88 Pinnocks Way, Dean Court, Oxford OX2 9DQ <i>Erection of ancillary annex to existing HMO.</i>
v	P25/V0167/HH	46 Oxford Road, Cumnor, Oxford OX2 9PG <i>Replacement of existing derelict single storey rear and side extension with roof lights incorporating access to rear garden.</i>
vi	P25/V0223/HH	5 Evelyn Close, Dean Court, Oxford OX2 9BZ <i>Erection of a two storey side extension and single storey rear extension.</i>

114/25 Planning Inspectorate appeal decisions. Noted.

Table 6 List of Planning Inspectorate appeal decisions.

Ref	Appeal and planning application ref.	Address and proposal
i	APP/V3120/W/24/3354972 P24/V0571/FUL	16 Cumnor Hill, Cumnor, Oxford OX2 9HA <i>Demolition of the existing dwelling house and the erection of 2 number detached dwelling houses with associated works including landscaping.</i> Appeal dismissed.

115/25 Refused planning application(s). Noted

Table 7 List of refused planning applications.

Ref	Planning application number	Address and proposal
i	P24/V2480/FUL	96 Cumnor Hill, Cumnor, Oxford OX2 9HY Application proposal, including any amendments : <i>Subdivision of land to rear and erection of 4 bedroom 2 storey dwelling and detached garage. Use of new access to Cumnor Hill allowed by application P23/V1945/HH. Provision of fire appliance turning space, associated landscaping and bin store (as amended by plans and additional information submitted 3 February 2025 and amended description agreed 4 February 2025).</i>

116/25 Proposed Industrial installation (Solar Power Station) for the production of electricity on Green Belt land.

i. Proposed 'Botley West' solar power station.

- Council received the notes from the meeting on Tuesday 4 March 2025 with Stuart Walker, Major Applications Team Leader, VWHDC. Next scheduled meeting Tuesdays 6 May 2025.
- Council noted that HM Govt's Planning Inspectorate (PINS) had now published all the 'relevant representations' [here](#) on the PINS website, including those from [15 Parish Councils](#) (Cumnor's is [here](#) and North Hinksey's is [here](#)) and [four local authorities](#). Layla Moran MP's representation is [here](#).
- The Preliminary meeting will be held on Tuesday 13 May 2025 at 10am at The Kings Centre, Osney Mead and virtually, Hearing 1 Tuesday 13 May 2025 2pm, Hearing 2 Wednesday 14 May 2025 10am and Issue Specific Hearing 1 Thursday 15 May 2025 at 10am. Council would attend the meeting and hearings.
- Community Benefit update. Oliver Wright updated council on the meetings that had taken place so far and that there was a broad agreement that only parishes with solar panels should share in the community benefit. The proposal that the shares should be based solely on numbers of households was strongly opposed. Council was asked to consider which models to support for adoption regarding the holding and disbursement of the community benefit fund either a 'Multiple Pot model' or 'Single Pot model'. Council resolved to support the 'Multiple Pot model' which would allow councils to decide what to do with its share.

ii. Red House Farm 49.99Mwe solar power station.

- No update.

iii. National Grid's Farmoor Substation.

- No new update.

ITEMS FOR INFORMATION.

117/25 Parish Ward information from Councillors.

- None.

DATES OF FUTURE MEETINGS

118/25 Next meeting.

The next meeting would be held **on Monday 12 May 2025 at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

Further meetings would take place in **2025** on **Mondays**: 2 June, 30 June, 4 August, 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 6 May 2025** at **7.30pm** in **Fogwell Road Pavilion, Fogwell Road, Dean Court** and **Tuesday 5 May 2026** at **7.30pm** venue **TBC**.

The meeting closed at 9.20pm.

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