

CUMNOR PARISH COUNCIL
Minutes of the Cumnor Parish Council
on Monday 8 April 2024 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, Chris Westcott, Oliver Wright and Tina Brock, Clerk.

County Councillors. None.

District Councillor. None

Visitors. 6 residents, Abigal Brown, Arts Development Officer, VWHDC and Tom Lewis, Stop Botley West.

84/24 Apologies for Absence.

Basil England (unwell), Gary Mason (prior commitment), Judy Roberts (prior commitment), Ray Stone, (prior commitment) and DC Scott Houghton (prior commitment). These apologies were approved.

85/24 Declarations of Interest. None.

86/24 Variance of Order of Business.

Council approved bringing Item 13 ii 1 planning application P24/V0571/FUL 16 Cumnor Hill and P24/V0541/FUL field opposite White Hill Farm, 10i VWHDC Public Arts update and 10ii Tom Lewis update on Stop Botley West campaign forward on the agenda.

87/24 Minutes of the Meeting of the Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 4 March 2024.

88/24 Matters Arising from the Minutes. None.

89/24 Clerk's Newsletter and Addendum. Received.

- i. Payment of Accounts. Approved as per minute 90/24.

90/24 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	Receipts	Description	Total (£)
1 Local Gov Finance Act 1992 s41	VWHDC	1 st half of precept	49,500.00

Table 2 List of payments due.

Statutory Power	Payments now due:	Description	Total (£)
1a-d,SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		5,642.34
DD Telecom Act 1984 s97	EE	Mobile phone	6.84
2 LGA 1972 s111	NALC	Councillor training	52.04
3 Road Traffic Regulation Act 1984 s57	Cumnor Village Hall	Grant	500.00
DD Telecom Act 1984 s97	BT	Office phone and broadband – Feb	101.59
4 LGA 1972 s143	Cumnor Parish News CIC	Membership	15.00
5 LGA 1972 s111	T. Brock	Reimbursement	186.57
SO LG (Misc Prov) Act 1976 S19	Thames Water	Rent 10 March 2024 to 9 March 2025 - Mayfield Field	34.00
6 LG (Misc Prov) Act 1976 S19	As New Property Cleaning Services	Feb pavilion clean	96.00
7 LGA 1972 s111	The Net Result	Payroll Jan-Mar & end of year return	118.00
8 LG (Misc Prov) Act 1976 S19	MRH Services	Feb visual inspection of play parks	116.00
BACS LGA1972 s111	Unity Bank	Service charges	18.00
9a LGA 1972 s214	Paul Jovanovic	July-Dec 2023 Garden of Remembrance maintenance	360.00
9b LGA 1972 s214	Paul Jovanovic	Jan-Mar 2024 Garden of	

		Remembrance maintenance	
10 Public Health Act 1875	Total Pest Control	Quarterly mole control – Fogwell Field	120.77
11 LG (misc prov) Act 1953 s4	The Bin Cleaner	Quarterly clean of bus shelters	595.00
DD Telecom Act 1984 s97	BT	Office phone and broadband	110.48
12a LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Remove fallen branches at Meadow Close play park and remove wreaths from War Memorial	1,577.40
12b Highways Act 1980 LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Grass cutting, litter picking and raking sand at play parks and cutting grass verge	
12c LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting and litter picking at play parks	
12d LG (Misc Prov) Act 1976 S19 Highways Act 1980	Ady Podbery Grounds Care	Grass cutting, litter picking and raking pea shingle at play parks and cutting grass verge	
13 LGA1972 s143	Oxfordshire Neighbourhood Plan Alliance	Membership	50.00
14 LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play parks. Repairs to Zip Wire at Pinnocks play park	161.00
DD LGA 1972 s142	EuroSolve Ltd	Anti-virus annual subscription	36.00

Notes.

- After all payments/receipts are accounted for the Unity Bank account will be in credit at £67,665.19.
- After all payments/receipts are accounted for the Santander Community Account will be in credit at £80,235.52.
- The Council has the following debtor for 2023/24: HMRC (Reclaimable VAT) £.12,243.96.
- The Council has the following debtor for 2024/25: HMRC (Reclaimable VAT) £.44.54.

91/24 Public Participation.

Residents attended the meeting to raise concerns regarding:

Planning application P24/V0571/FUL 16 Cumnor Hill as follows; damage to the street scene, backland development, loss of privacy, over dominance, significant loss of biodiversity, flood risk all contrary to the Cumnor Parish Neighbourhood Plan and NPPF policies.

Planning application P24/V0541/FUL field opposite White Hill Farm, Besselsleigh as follows; noise, pollution, fencing, additional traffic movement and access onto a busy road.

PLANNING

92/24 Submitted Planning Applications.

The Council would submit the following observations:

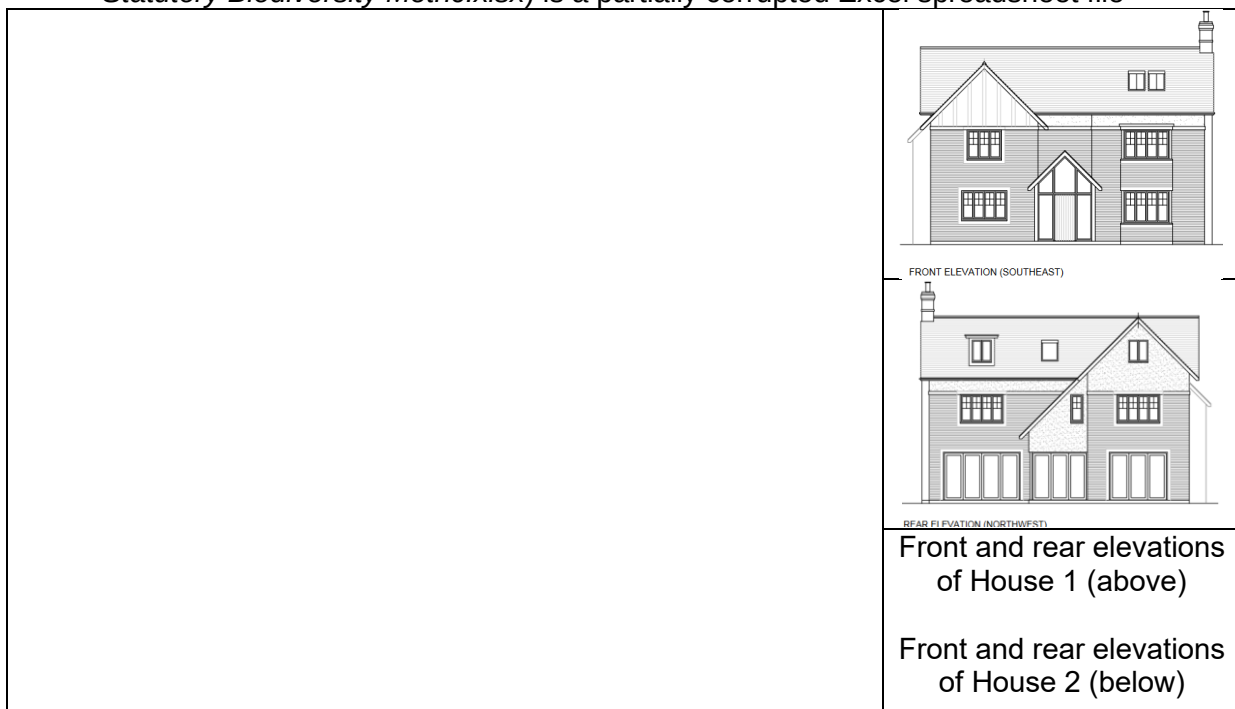
Table 3 List of planning application.

Ref.	Planning application number	Address and proposal
i	P24/V0571/FUL	16 Cumnor Hill, Cumnor, Oxford OX2 9HA <i>Demolition of existing dwellinghouse. Erection of 2 detached dwellinghouses with associated works including landscaping</i> Object.

Description of Proposal:

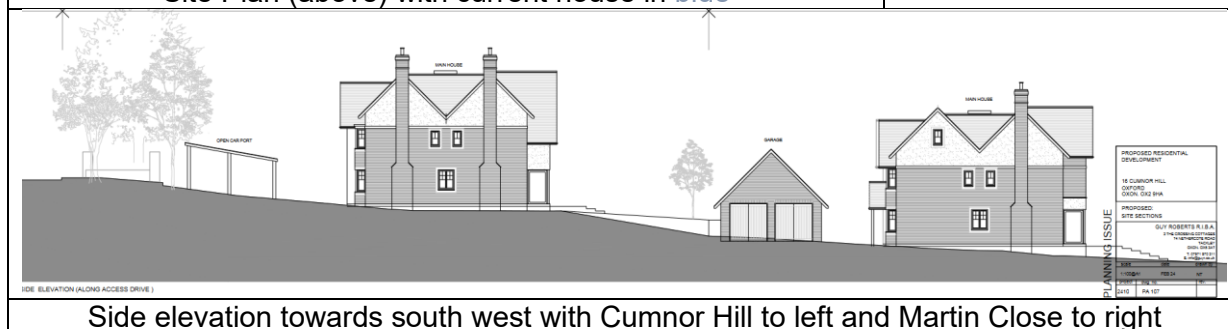
- Demolition of existing 1.5 storey 3 bed detached house.
- Erection of 2x 2.5 storey 6 bed detached houses in tandem formation on the existing plot
- House 1
 - The proposal is to demolish the existing 1.5 storey dwelling and replace with a 2.5 storey dwelling with 6 bedrooms, 2 of which are on the 2nd floor.
 - It will face Cumnor Hill and will measure approximately 14x15m with a roof height to top of pitch of approximately 10m.

- This property will be set further forward than the current house but still within the perceived building line on Cumnor Hill.
- A 2 bay carport will be built in the front garden of the house, 8m from Cumnor Hill. Parking for 3 vehicles in total if both bays in carport utilised
- House 2
 - A 2.5 storey dwelling with 6 bedrooms, 2 of which are on the 2nd floor, built on a raised concrete raft in what is currently the garden of 16 Cumnor Hill
 - It will measure approximately 11 x 12 m with a maximum high to top of roof pitch of c. 10m.
 - Access be via 3.1m wide access road alongside house 1.
 - Double garage with pitched gable roof. Parking for 3 vehicles in total if both bays in garage utilised
- The site plan shows a 4.8m wide entrance/exit serving both dwellings onto Cumnor Hill. The entrance/exit is shown as being set back from the main carriageway, but no visibility splays are shown.
- An enclosed 3 bin store has been provided for each dwelling, with that for House 2 some 40m from the entrance on Cumnor Hill.
- Enclosed cycle storage for up to 2 cycles is also provided for each house.
- Proposed materials for both dwellings are walls in buff brickwork throughout, with natural grey slate roofs. Timber windows and doors throughout.
- The disposal of Foul Sewage is shown on the Application form as 'unknown' but the document *Drainage Layout drwg no 2414 01 Rev P1.pdf* shows a 'pump rising sewer' from House 2 with a 'foul water pumping station' situated on the edge of the proposed patio for House 2, within a few metres of the boundary with properties in Martin Close that lie at a lower elevation. The document shows foul water entering an existing 'public lateral sewer' that runs under the front garden of 1-6 The Heights.
- Associated works including landscaping.
- Application amended 19th March 2024. Additional information provided (*Appendix 6 Statutory Biodiversity Metric.xlsx*) is a partially corrupted Excel spreadsheet file





Site Plan (above) with current house in blue



Side elevation towards south west with Cumnor Hill to left and Martin Close to right

Comments

- In October 2023 Council objected to a previous outline application ([P23/V2115/O](#)) for this site comprising 9 flats in one 2.5 storey building. This new application refers to the previous one in its planning statement noting it was '*withdrawn by the applicant following negative feedback relating to the scale of the buildings from the LPA.*'
 - The withdrawn application was for a single 2.5 storey building approximately 16m x 20m with a ridge height of c 13m
 - In this application house 1 is 2.5 storeys at 14m x 15m with a roof height of 10m and house 2 is 2.5 storeys at 11m x 12m with a ridge height of 10m.

- Although this application includes no details on slab heights, exact positioning of built structures within the site etc. it is possible to infer from the supplied *Sections Proposed drwg no PA 107.pdf* document that house 1 will sit c 5m higher in the plot than house 2 with c. 20m between habitable rooms in the 2 properties visible to/from each other. House 1 will therefore overlook House 2.
- Using *Sections Proposed drwg no PA 107.pdf* from this application and the more complete *Land Section drwg no 43679-AA.pdf* from application [P23/V2115/O](#) (this latter document shows the entire plot – not a truncated depiction as in this application) indicates that the northern boundary with properties in Martin Close sits c 2.5m lower than the slab height proposed for house 2, which itself will sit within c. 20m of this boundary.
- Thus, to habitable rooms in 18A Cumnor Hill and properties in Martin Close, House 2 will be to the south of them, within 20m of their boundary, with a rear raised patio and relative ridge height to their ground level of at least 13m (10m from slab + 2.5m fall in ground level + fall of ground level within Martin Close property boundary)
- Given that the access road to House 2 is too narrow for waste collection vehicles the occupants of House 2 will have to convey the waste bins some 40m uphill to the Cumnor Hill entrance for collection, as per the proposed condition in the VWHDC Waste Management Officer's response of 28th March.
- The access road to House 2 is too narrow for emergency service vehicles including fire appliances (minimum required is 3.7m). No details of a fire suppression system for House 2 are provided.
- The site plan shows an enlarged 4.8m wide entrance /exit serving both dwellings onto Cumnor Hill. No details are provided of this to judge its impact on the street scene, nor the impact on visibility and access of bins placed there in accordance with the VWHDC Waste Management Officer's response of 28th March.

The entrance/exit is shown as being set back from the main carriageway on the SE boundary of the site, but no visibility splays are shown.

Visibility will therefore be extremely limited – an aspect addressed in the previous application ([P23/V2115/O](#) Planning statement para 2.9) that proposed a '*more central and safer access point*' now ignored to accommodate access to the proposed backland House 2.

- The arboriculture report shows (in the impact assessment plan) that the proposed development requires the removal of 12 trees, 2 groups of trees, 2 sections of hedge, and a large cotoneaster. Nine of these trees and one group of trees are noted as moderate to high value (category B); the others are category C value.
- Unsurprisingly therefore the additional information provided (*Appendix 6 Statutory Biodiversity Metric.xlsx*) in the amended 19th March 2024 application - a partially corrupted Excel spreadsheet – contains the following evidence of net biodiversity loss of 34.68%.

This is contrary to the recently enacted BNG requirements and contrary to Cumnor Neighbourhood Policy DBC1 (Part B) that applies to the whole Parish '*Retaining mature trees and hedgerows or, where there is an overriding case for their removal, providing like-for-like replacement;*'

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-0.44	Total net gain achieved is less than target set ▲
		Hedgerow units	0.04	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-34.68%	
		Hedgerow units	24.86%	
		Watercourse units	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲		

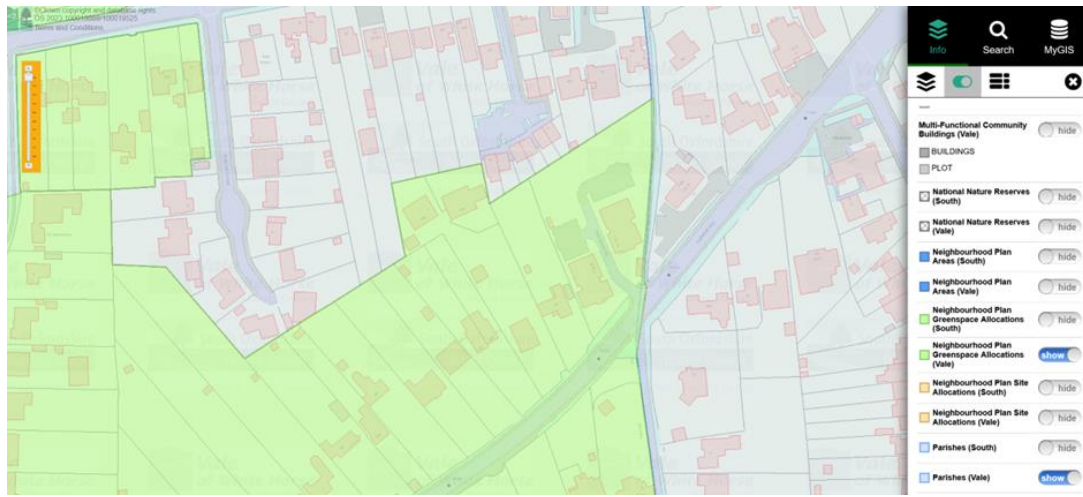
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	1.28	1.40	0.57	No additional hedgerow units required to meet target ✓
Hedgerow units	10.00%	0.17	0.19	0.00	
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

- The Planning Statement (para 3.29) acknowledges the site falls within the Cumnor Neighbourhood Plan area but para 3.30 states *that 'whilst the neighbourhood plan is now made, it should not be used as a tool to prevent proposals which otherwise comply with the development plan and NPPF.'*

This statement ignores the fact that the Neighbourhood Plan policies are in conformance with the Local Plan and NPPF, as required by the examination process the plan went through in 2021 prior to referendum and it becoming a 'made plan' in June 2021

- The Planning statement (para 4.1) states *'The site is on Cumnor Hill but is for all intents and purposes known as part of Botley'*. The applicant had previously referred to the site being in N Hinksey Parish in [P23/V2115/O](#)
- Para 4.3 of the Planning Statement quotes para 6.4 of the VWHDC Local Plan Part 1 *'It is important that housing provision across the district reflects the needs of an ageing population and growth in smaller households.'* as justification for the proposed 2x 6 bed/5 bath houses, so ignoring the housing mix/needs evidence presented in the made Cumnor Neighbourhood Plan (see paras 116-127)
- Despite the application demonstrating awareness of the Cumnor Neighbourhood Plan the applicant has not demonstrated how the requirements of the Plan's Flood Risk Policy (RNE2) that applies to this site have been met, instead falling back on a generic planning statement (para 4.49) that *'Initial consideration has been given to the development proposals from a flooding and drainage perspective'* using an assessment in accordance with EA advice for development in Flood Zone 1.
- The site is within Cumnor Parish (see the screen grab below from the [VWHDC/SODC GIS system](#)) and within what the GIS calls the Cumnor 'Neighbourhood Plan Greenspace allocation'.



- Neighbourhood Plan Policy DBC1 applies – see Policy DBC1 part B (pp26-27)

B. Development proposals should also take into account the following general design principles:

- *Maintaining the common one and two-storey character*
- *Maintaining the strong character formed by common plot shapes, sizes, orientation and building to plot ratios by avoiding backland development that will undermine this character*

*....
Retaining mature trees and hedgerows or, where there is an overriding case for their removal, providing like-for-like replacement;*

*.....
Ensuring balconies and raised patios do not reduce the amenity or privacy of neighbours
Sensitively integrating new development into the landscape and topography;*

- Specifically, and in addition to Policy DBC1 and DBC3 (design in the low density areas), the site lies within the Cumnor made [Neighbourhood Plan](#) 'Lower Cumnor Hill/Third Acre Rise Area of Special Local Character' (see map 11 from page 33 of the [NBP document](#) below) - so policy DBC 5 also applies.

This 'special local character' designation sits within a [hierarchy of local designations administered by Historic England](#), sitting just below the 'conservation area' designation. Inferences to the contrary by the applicant in their Planning Statement should therefore be ignored.

- In the Planning Statement the applicant references a number of other planning application decisions as supporting this one. Those applications and sites either lie outside Cumnor Parish or were permitted before either VWHDC Local Plan 2031, the 2022 Local Design Guide and/or the Cumnor Neighbourhood Plan were in force.



Map 11 Proposed Lower Cumnor Hill and Third Acre Rise Area of Special Local Character

Objections.

- Contrary to NPPF and Local Plan 2031 the proposal for House 2 in the back garden of the current site would cause overshadowing and loss of light for neighbouring properties (e.g. 18A Cumnor Hill and properties in Martin Close). In addition, House 1 would overlook House 2. The topography of the site has not been considered – see para 82 of policy DBC3.
1. Overdominance and over development of the site, specifically contrary to VWHDC Local Plan, the 2022 Local Design Guide and Policy DBC 5 of the made Cumnor Neighbourhood Plan,
 2. not having demonstrated that it has *'paid full regard to the characteristics that contribute to the significance of its local architectural and historic interest'* (DBC5 part B); and
 3. that it would have material adverse impacts – harm and loss – *'on the character of the Area of Special Local Character'* (DBC5 part C) exacerbated by the topography of the site (sloping down from south to north) – see para 86 of policy DBC5
- Contrary to Neighbourhood Plan Policy DBC1 - see Policy DBC1 part B (pp26-27) developed from the housing needs assessment in para 116-127, the application does not:
 - Maintain the common one and two-storey character
 - Maintain the strong character formed by common plot shapes, sizes, orientation and building to plot ratios by avoiding backland development that will undermine this character
 - Retain mature trees and hedgerows or, where there is an overriding case for their removal, provide like-for-like replacement;
 - Ensure balconies and raised patios do not reduce the amenity or privacy of neighbours
 - Sensitively integrate new development into the landscape and topography;
 - 4. The application states the site is not within an area at risk of flooding. This is incorrect as Cumnor Neighbourhood Plan policy RNE2 demonstrates (for example see Map 15 page 45). The application therefore does not comply with policy RNE2.

In addition, there are contradictory statements made about the treatment of foul water/sewage and no assessment of impacts of properties at lower elevations of failure of the system shown diagrammatically only in *Drainage Layout drwg no 2414 01 Rev P1.pdf*

5. Insufficient detail on design elements impacting the street scene e.g. proposed new site entrance (see also Policy DBC1) and on access for emergency vehicles/fire suppression for house 2.
6. No swept path analysis provided to demonstrate vehicles, including delivery vehicles, can turn round within the site to egress in a forward direction, as required by VWHDC in pre-app advice for other planning applications in the Parish (e.g. P23/V0918/PEM).

Relevant Neighbourhood Plan Policies.

DBC1, DBC3, DBC5, RNE2 and supporting housing needs/provision assessment paras 116-127.

ii	P24/V0541/FUL	Field opposite White Hill Farm, Besselsleigh, Oxon <i>Change of use of a grass agricultural field to secure field for dog walking.</i> Response. Council approves of this application subject to OCC – Vale Highways Liaison Officer being satisfied on provision of: ▪ Vision splays for safe entrance/egress via B4017 ▪ Siting of any signage on B4017 VWHDC Planning Officer being satisfied on ownership – and right to access – via the unadopted lane that runs to Little Bradley Farmhouse from the B4017.
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4 residents left the meeting.

COUNCIL

93/24 VWHDC Public Arts Fund s106 contribution.

Abigail Brown, Arts Development Officer, VWHDC updated Council on the s106 contributions available for public art on or off site that the contribution was allocated for and explained the different types of artworks that could be included. Council discussed key locations, suggested art projects and key themes. Council agreed that this should be an agenda item on the April Environment and Amenities Committee to consider setting up a Working Group to guide the project.

94/24 Stop Botley West Campaign update.

Tom Lewis, Stop Botley West updated Council of the progress of the SBW campaign and what the next key events were. On Thursday 18 April 2024 there would be a parliamentary debate on large scale solar farms. Council resolved to write to Layla Moran MP to ask if she would like any information for her contribution to the debate.

REPORTS

95/24 Report from County Councillor(s).

CC Judy Roberts submitted a written report.

General OCC.

New special schools: The county council is planning two [new special schools](#) in the Didcot area to serve southeast Oxfordshire. One will specialise in educating children with Social, Emotional and Mental Health (SEMH) needs or Autism Spectrum Disorder (ASD) needs. Another special school is due to be built within the Valley Park development and will specialise in educating children with Profound & Multiple Learning Difficulties (PMLD), Severe Learning Difficulties (SLD) and other needs.

Taking on potholes: OCC is launching a [£7m programme](#) this spring to refurbish nearly 100 roads across the county this spring from 8 April to 3 June. It is the biggest surface dressing programme for 20 years. The £7m is made up of £2.6m from the department for transport and additional budget for highways agreed in the 2024/2025 the budget.

Money for cycling and walking: Oxfordshire has been awarded £2.384 million for improving walking

and cycling infrastructure. The award will be used for expansion of the school streets programme countywide and projects in Abingdon and Witney.

EV chargers: Oxfordshire has won another £3.6m to upgrade [EV infrastructure](#)

Traffic and highway:

There is a section on OCC's website that should cover the Botley Bridge Road closure:

The work is now being carried out 24/7 and the bridge will not reopen until November 2024.

The new bridge will still have to be put in place during the rail closure at the end of July 2024. We have now been told that there will be a few days completing the pedestrian/cycle paths each side of the new bridge but they should be available for use by early August 2024.

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

This 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 March 2025 with intelligent traffic lights and a one lane closure over Osney Bridge for the whole year. The only pedestrian footpath will be the south side of the bridge. A site visit took place in the second week of the works with a volunteer wheelchair user and local councillors, and a few changes have been made. It seems to be working as well as it can be.

Library

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

Consultations

Let's Talk Oxfordshire.gov.uk website:

East Oxford's LTNs – Administrative amendment

Some changes are being suggested, this will close on Friday 26 April 2024.

Oxfordshire Bus Improvement Plan 2024 – this is a survey that closes on 14 April 2024.

Closer Together 2024 – 2028 - a survey that closes on 30 April 2024.

Travel Focus Groups – there are several group discussions being run for different group of people, young, families and +65's for discussion on travel problems.

Highways traffic regulation orders and highway public notices gives notice of all planned and emergency work.

This link tells you about planned 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. If you sign up you will be allowed to choose a date to look forward to.

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

96/24 Report from District Councillor(s).

DC Scott Houghton submitted a written report.

Sport & Leisure Consultation

Vale of White Horse District Council has launched their Playing Pitch and Leisure Facilities consultation looking at current and future provision of facilities across the district. The council is now inviting residents and organisations involved with sports in South Oxfordshire and the Vale to get involved with the consultation and give their feedback about what the council needs to protect, enhance, and provide. The consultation focuses on opportunities to enhance or improve facilities that are already in place such as adding Artificial Turf Pitches (ATPs), new MUGA (multi use games areas), improvements to village halls/community halls and cycling facilities. The closing date for comments is Wednesday 17 April 2024. <https://www.whitehorsedc.gov.uk/LeisurePitchVale>

Climate Action Fund

The next round of the Climate Action Fund will open to applications on Friday 3 May 2024 this year. Local 'not for profit' organisations and town/parish councils can apply for a share of the £100,000 Fund, with up to £10,000 on offer for individual projects (minimum request of £250). The funding is aimed at community projects that help to tackle climate change and increase awareness and knowledge of the importance of climate action. The fund will be open for applications Friday 03 May until midday 28 June 2024. As well as more common projects such as tree planting and solar panel installation, the fund has previously supported projects such as a sustainable eating course,

funded professional ecological advice to create a community woodland and a boardwalk at a nature site to allow visitors access without damaging important habitats.

<https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/community-support/grants/climate-action-fund/>

Extra Garden Waste Collection

Residents who are subscribed to the district council brown bin garden waste service in the Vale of White Horse can have extra garden waste collected for free on their normal collection day between 15 and 26 April. You can put out a maximum of up to four additional sacks of garden waste, per brown bin subscription, next to your brown bin. To be eligible for collection the extra waste must contain only natural garden waste, such as cut grass, plants or branches and be placed in standard sized (60L) sacks or in boxes / containers totalling no more than a standard bin full. Where possible, please use cardboard boxes as these are much more environmentally friendly than plastic sacks.

Oxfordshire Inclusive Economy Partnership

A new initiative will put the community at the centre of decision-making when Vale of White Horse District Council buys goods and services. The council has pledged their commitment to Oxfordshire Inclusive Economy Partnership's (OIEP) charter. It means when the council agrees contracts, they will assess what support the supplier can offer the local community, as well as the value for money of the contract. The council will look wherever possible to buy goods and services from local organisations, including SMEs, social enterprises, and cooperatives. The council will be ensuring they meet their pledges by monitoring our progress through our quarterly reports, which are available for the public to see.

97/24 Report from Representatives on Outside Bodies. None.

TRAINING

98/24 Training/OALC Councillor Forum.

Tom Christophers would attend the virtual OALC Councillor Forum on Tuesday 9 April 2024 at 7pm – free.

COUNCIL

99/24 Consultations.

Council resolved to approve that Chris Westcott respond on Councils behalf to the London Oxford Airport airspace change proposal (ACP) 2 which closes 24 April 2024.

FINANCE

100/24 Expenditure

Council resolved to approve Greenbarnes quote of £1,010.77 + VAT to supply manmade timber noticeboard to replace the rotten noticeboard at Oxford Road, Farmoor.

101/24 Quarter 4 Financials.

- i. Paula Lopez verified the bank reconciliations of 26 March 2024.
- ii. Council noted the quarterly accounts (budget and prior year reports as of 26 March 2024).

102/24 Grants.

Council resolved to approve the following grant application.

- i. Hill End Outdoor Education Centre – Pond restoration for wildlife and education (Public Health Act 1936 s260) grant approved £500.
- ii. Friends of Botley School. Staff and pupil laptops (LGA 1972 s137). Council resolved to not approve this grant as the laptops are classed as part of the curriculum and would be classed as double taxation.

ENVIRONMENT AND AMENITIES

103/24 Ad-hoc Grass Cutting of Grass Verges in the Parish. None.

104/24 Draft minutes of the Fogwell Road Pavilion Management Committee meeting held on Thursday 14 March 2024.

Noted.

105/24 Update on other current matters. None.

PLANNING

106/24 Draft minutes of the Planning Committee meeting held on Monday 18 March 2024.

Received.

107/24 Submitted Planning Applications.

The Council would submit the following observations:

Table 4 List of planning application.

Ref	Planning application number	Address and proposal
i	P24/V0511/HH	55 Appleton Road, Cumnor, Oxford OX2 9QH <i>Roof extension, internal alterations and changes to fenestration. Installation of external insulation and render, green roof, solar PV panes and 5 x skylights. Demolition and replacement of existing garage.</i> Supports.
ii	P23/V2505/FUL	Cumnor Pre-school Nursery, Oxford Road, Cumnor, Oxford OX2 9PQ <i>Retention and continued use of prefabricated building for use by Cumnor Pre-school Nursery for further temporary period of 5 years.</i> Supports.
iii	P24/V0408/HH	Brindle Bank, 10 Third Acre Rise, Dean Court, Oxford OX2 9DA <i>Proposed erection of a manufactured free standing timber clad building (Malvern Buildings "The Hopton Garden Room"), size 2310 mm x 2310 mm x 2095 mm to eaves and 3048 mm to apex, in the rear garden 500 mm from the site boundary on prepared concrete slab base.</i> Supports.
iv	P24/V0007/FUL amended details	108 Cumnor Hill, Cumnor, Oxford OX2 9HY <i>Proposed new C3 dwelling house within curtilage of dwelling 108 Cumnor Hill including engineering works to the embankment (as amplified by additional information rec'd 19/3/2024).</i> Objects.

Description of Proposal:

- A 5 bed house with 3 storeys of accommodation within in what the application describes as the 'curtilage of dwelling 108 Cumnor Hill'. Proposed new vehicular access off Cumnor Hill. Plans show parking, bin and cycle storage between building and Cumnor Hill.
- There is a fall of c 13m across the proposed plot (approx. SE to NW) requiring (unspecified) excavation of NW side of Cumnor Hill to accommodate the proposed construction. Excavation required within 10m of Cumnor Hill roadway and pavement
- Proposed as 'C3:' viz for single family occupancy, following refusal of planning permission (and VWHDC decision upheld on appeal) for building on same site for 5x flats: [P18/V2576/FUL](#)
- The three points above are identical to those in the previous applications:
 - [P22/V2863/FUL](#) that VWHDC refused permission for on 3rd February 2023 and
 - [P23/V1280/FUL](#) that VWHDC refused permission for on 7th September 2023.
- Proposed house is described in the Design and Access statement as '13.8 metres by 12.1 metres at ground floor level with a peak 8.54 meter roof height above the ground floor'. However, the elevations (see below) show a building footprint (including first floor glass sided balconies) some 15.3m by 13.6m.
- Application form states that walls will be 'Render, Local Stone, Timber Slats and or Aluminium Cladding' and roof 'Sedum [sic], Aluminium cladding, membrane, glass fiber and or tile'. However, the plans do not specify which of these materials will be used where, and no information is included about how sedum will be incorporated into the hipped roof.

Comments

Ref	Planning application number	Address and proposal
		- In 2018 VWHDC refused planning permission (P18/V2576/FUL) for a building with a footprint of 23.79 m by 13.3m with an overall height of 13.8m of which 5.9m was above existing ground floor level (VWHDC Officers' delegated report para 2.2). - In February 2023 VWHDC refused planning permission (P22/V2863/FUL) for a 3 storey c3 dwelling, which measured from the block plans was c. 26m x 15m with an overall height of 12m of which a reported 4.3m is above ground level. - In September 2023 VWHDC refused planning permission (P23/V1280/FUL) for a 3 storey c3 dwelling whose Design and Access statement described as '15.73 metres by 8.86 metres at ground floor level with a 3.62 meter roof height (max) above the existing ground floor level'.
Architectural drawings of a proposed 3-storey dwelling. The drawings include: - Side Elevation (Scale 1:50 @ A0) - Front Elevation (Scale 1:50 @ A0) - Side Elevation (Scale 1:50 @ A0) - Rear Elevation (Scale 1:50 @ A0) - Scale bar (metre) from 0 to 25 - Note: NB in the diagram above 'front' means facing Cumnor Hill (east face) and 'rear' means facing west and north towards properties in Hillside and Colegrove Down. This is the opposite use of 'front' and 'back' to that employed in P22/V2863/FUL		

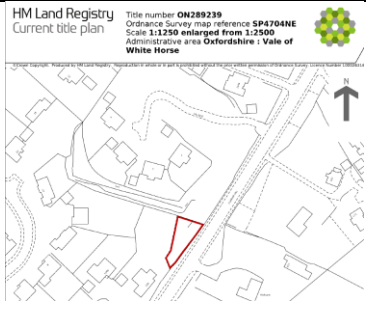
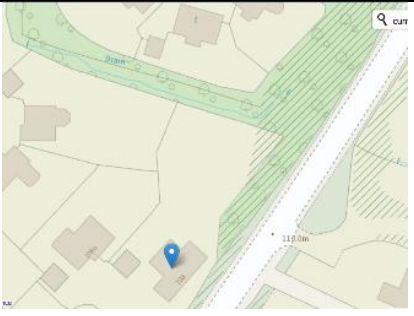
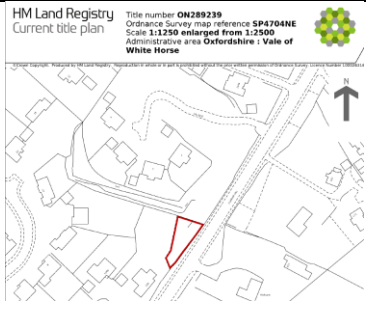
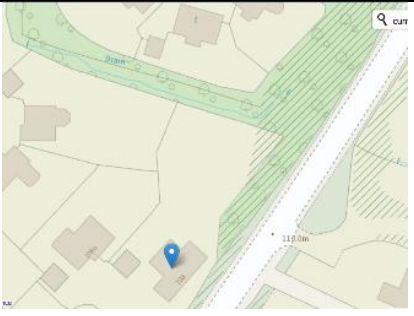
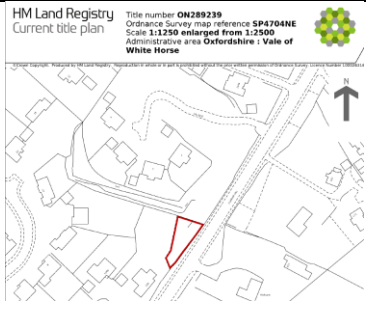
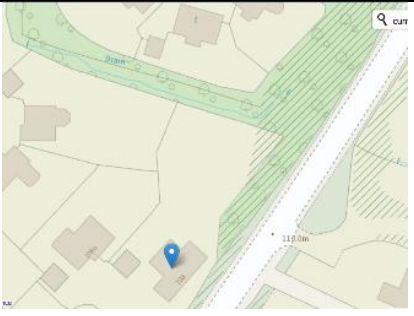
Ref	Planning application number	Address and proposal
		
Refused 2022 proposal (P22/V2863/FUL - extract from site and block plan)	Refused 2023 proposal (P23/V1280/FUL extract from site and block plan)	Current application P24/V0007/FUL

- Placing the 2022, 2023 and 2024 applications side by side (see figure above) shows the similarity of the proposals in mass, scale and impact on building/plot ratio. The table below shows comparable dimensions taken from the applications.

	2023 refused application	Current application
Overall Length	15.73m	13.8m
Overall Depth	8.86m	12.1m
Overall area (lxd)	139.4m²	167m²
Overall height	10m	8.6m
Height above ground level (Cumnor Hill)	3.62m	5.6m
Distance from 108 Cumnor Hill	14m	14.5m

- The Design and Access statement (para 7.2) asserts that the development would take up 13.8% of the plot. Given that the plot size is 1027 sq m, the proposed house having a footprint of at least 167 sq metres and with 110 sq m of parking/hard standing the development would occupy 27% of the plot.
- The proposed parking provision at the front of the building (Cumnor Hill side) as shown in the 'Transport Statement March 2023' document is the same as that in the refused application [P23/V1280/FUL](#) where the nature of the provision:
'the parking area to the front being overly prominent in the street scene and harmful to the semi-rural and verdant character'
was one of the factors leading to the refusal. Confusingly the application form states there will 5 parking spaces, an increase of 3.
- The application includes 2x external glass walled balconies on the north (Hillside) and south (108 Cumnor Hill) ends of the proposed building at street (1st floor) level.
- Council objected to [P22/V2863/FUL](#) and the application was refused by VWHDC on the grounds of:

Ref	Planning application number	Address and proposal
		<i>1 Having regard to the excessive bulk of the proposed dwelling when viewed to the rear, its overall scale and footprint being out of keeping with the local area and the parking area to the front being overly prominent in the street scene and harmful to the semi-rural and verdant character the development would be harmful to visual amenity. The development is therefore contrary to Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, policies DBC1 and 3 of the Cumnor Neighbourhood Plan, paragraph 130 of the NPPF and the advice contained within the Joint Design Guide</i> <i>2 Having regard to the proposed scale and design of the development and its relationship to nearby neighbouring properties, the development would be harmful to the amenity of nearby neighbouring properties and result in an overbearing form of development to the adjoining neighbouring properties to the north and west. The development is therefore contrary to policy DP23 of the Vale of White Horse Local Plan 2031 Part 2 and paragraph 130(f) of the NPPF.</i> VWHDC also commented adversely on insufficient information being provided to judge flood risk, harm to protected trees on the site or harm to protected species or biodiversity. - Council objected to P23/V1280/FUL and the application was refused by VWHDC on the same grounds as the P22/V2863/FUL. - Unlike P22/V2863/FUL, this application did not originally include a habitat survey. This was added in an amendment that is dated 31st January 2024 on the VWHDC website In his subsequent response on 14th February 2024 the South and Vale Ecology Officer registered a holding objection requiring <i>‘more information on habitats and great crested newt’</i>. The Officer also doubted the application’s calculation of Biodiversity Net Gain noting, amongst other items, that the proposed <i>‘species rich grassland’</i> is <i>‘unlikely to be achieved’</i> because of shading of the site due to its topography etc., and that the sedum roof mentioned in the application is not included in the plans (for a hipped roof) - The application form states that there is no watercourse within 20m. There is – there’s a stream along the northern boundary of the plot that runs NW down the hill towards Colegrove Down and thence to Dean Court (see OS map in Land Registry bullet point below). - The application form states that surface water will be disposed of in the main sewer, along with foul sewage. Yet the application includes a <i>‘drainage details’</i> document with contents described as <i>‘private drainage typical details’</i> while the proposed site and block plan includes a pointer to the back garden labelled <i>‘underground rain and grey water harvesting’</i>. Given that the main sewer is at the level of Cumnor Hill no information is given on how foul sewage will reach it from the proposed property that would lie below it. - Cumnor Parish Council objected to P18/V2576/FUL. Since that objection, Council now additionally has a made Neighbourhood Plan where policies DBC1 (General Design Principles), DBC 3 (Design in low density areas) and RNE 2 (flood Risk – see also Map 15) apply to this proposal.

Ref	Planning application number	Address and proposal						
		- The application title on the VWHDC website includes the phrase 'including engineering works to the embankment'. No details of any such work could be found in the original application. The 19th March 2024 amendment includes 2 documents. The first (Street Scene Proposed drwgn PP-012.pdf) is a duplicate of that submitted in the original January 2024 planning application. The second (Proposed Landscape Design and Approach 2024.pdf): - Contains no information on its authorship (professional qualifications etc), - includes some generic comments on Cumnor's landscape - shows a line diagram of the kind of fencing normally found surrounding building sites - includes a line diagram of what is described as a '<i>Retaining wall concept design, to be completed under conditions upon planning approval</i>' - A reverse image look-up shows the line diagram to have been copied from the website of a building materials supplier in Swords Creek, Virginia USA. According to the company it seems to supply its products no further east than the state of New Hampshire. - Includes the statement '<i>The root spread of mature trees is quite extensive and as such parts of the tree root system will need to be cut to form the basement excavation.</i>' Residents report that Oxfordshire County Council are currently investigating the stability of the steep bank on the W side of Cumnor Hill in this area and that a pipe (for drainage) has been installed.						
		The application states it is for a development within the curtilage of 108 Cumnor Hill. It isn't. Reference to the Land Registry shows that the proposed development site spans both 108 Cumnor Hill (ON 132573) and 'land adjacent to Cumnor Hill' (ON 289239), the latter shown on the Land Registry OS map as woodland (see below)						
		<table border="1"> <tr> <td>  </td><td>  </td><td>  </td></tr> <tr> <td>ON 132573</td><td>ON 289239</td><td>OS Map on Land Registry site</td></tr> </table>				ON 132573	ON 289239	OS Map on Land Registry site
								
ON 132573	ON 289239	OS Map on Land Registry site						

Ref	Planning application number	Address and proposal
Objections. - Contrary to Cumnor Neighbourhood Plan Policy DBC 1 – General Design Principles on grounds of: - backland development ('orientation and building to plot ratios by avoiding backland development that will undermine this character' and NBP para 77) – including adverse impact on building to plot ratio of 108 Cumnor Hill where plot size would reduce by more than 50% - Ensuring balconies and raised patios do not reduce the amenity or privacy of neighbours - Sensitively integrating new development into the landscape and topography (see also paras 12 – 17 in the Inspector's report on the appeal against refusal of P18/V2576/FUL) - Contrary to Cumnor Neighbourhood Plan Policy DBC 3 – Design in the low-density areas - on grounds of: - Mass and over dominance on a heavily sloping site (see NBP para 82) - Parking provision, bin stores etc intruding onto street scene (see also paras 8, 9, and 11 in the Inspector's report on the appeal against refusal of P18/V2576/FUL and para 1 of the decision notices refusing permission for P22/V2863/FUL and P23/V1280/FUL) - Contrary to Cumnor Neighbourhood Plan Policy RNE2 – Flood Risk and the accompanying Flood Risk Assessment document referenced therein, on grounds of - Contradictory and yet incomplete information in the application - No assessment of groundwater and surface water flood risk (para 114 of Cumnor Neighbourhood Plan) - The excessive bulk of the proposed dwelling when viewed to the rear and side, its external glass walled balconies and its overall scale and footprint are out of keeping with the local area. Additionally, the parking area to the front is overly prominent in the street scene and harmful to the semi-rural and verdant character, and so the development would be harmful to visual amenity. The development is therefore contrary to Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, policies DBC1 and 3 of the Cumnor Neighbourhood Plan, paragraph 130 of the NPPF¹ and the advice contained within the Joint Design Guide Proposal is dominant and out of character with the surrounding area, so contrary to Policy CP37 of the Local Plan 2031, Part 1, and Policy DC6 of the Local Plan Saved Policies 2011, the Vale of White Horse Design Guide and advice set out in the NPPF. - Given the proposed scale and design of the development and its relationship to nearby neighbouring properties, the development would be harmful to the amenity of nearby neighbouring properties and result in an overbearing form of development to the adjoining neighbouring properties to the north and west. The development is therefore contrary to policy DP23 of the Vale of White Horse Local Plan 2031 Part 2 and paragraph 130(f) of the NPPF. - The application does not accurately state the location or extent of the proposed development as it is not solely 'within the curtilage of 108 Cumnor Hill' as identified on the Land Registry. - Despite the amendments, there is still no detail on the proposed engineering works to the embankment upon which Cumnor Hill –road, pavement and utilities – sit.		

¹ Pre December 2023 NPPF numbering

Ref	Planning application number	Address and proposal
	On the contrary, the amendment acknowledges that <i>'the tree root system will need to be cut to form the basement excavation'</i> Reflecting this statement the Vale Forestry Officer in their 2nd April response notes that in respect of the concept design for the proposed retaining wall <i>'it is not known whether this will be within the root protection area of retained trees, as such the impact on nearby trees cannot be assessed.'</i> and so <i>'I am currently unable to support this application.'</i>	
	Finally – and although this is not directly a planning matter - Council objects to the unevidenced and unwarranted statement in the design and access statement provided by the Agent (EAAS) that (unlabelled para but on page following para 7.4): <i>'It is VERY CLEAR that no time has been afforded to this proposal and it seems there are outside influences pushing against this application. ALL POLICIES are subject to interpretation and national policies conflict with local policies. It is unfortunate that these grey areas in policies are used to find reasons for a refusal without serious consideration and no consultation with us whatsoever. apart from asking for an extension of time. WE WON'T AGREE ANY EXTENSION OF TIME IN THIS APPLICATION – WITHOUT JUSTCAUSE. While we accept the past, we will certainly appeal a refusal under this application.'</i> Relevant Neighbourhood Plan Policies Policy DBC 1 General Design Principles Policy DBC 3 Design in the low-density areas Policy RNE 2 Flood Risk – (see also Map 15 in the Neighbourhood Plan document)	
v	P24/V0683/HH	Ravenswood, 10 Oxford Road, Farmoor, Oxon OX2 9NN <i>Single storey rear extension to form accessible bedroom. Raising of internal floor levels of existing sun room and utility to match elsewhere. Raising of existing flat roof to utility room to maintain ceiling height. Raising part of external decking to provide level access. Internal layout alterations to improve accessibility. Replacement of existing pitched roof at rear with a flat roof to limit increase in volume of proposed works.</i> Supports.
vi	P24/V0654/HH	57 Hurst Lane, Cumnor, Oxford OX2 9PR <i>Single storey rear extension/conservatory.</i> Supports.
vii	P24/V0454/HH	20 Bushy Close, Dean Court, Oxford OX2 9SH <i>Proposed front, side and rear extensions. Garage conversion, carport and render finish to existing dwelling with associated internal and external works.</i> Supports.

108/24 Permitted planning application(s). Noted.

Table 5 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
i	P24/V0223/FUL	Land to the rear of 8/8a and 9/9a Cumnor Road, Farmoor, Oxford OX2 9NS <i>Demolition and like for like replacement of the 4 x existing garages, to sit within the existing footprint.</i>
ii	P24/V0259/S73	Connemara, Cotswold Road, Cumnor Hill, Cumnor, Oxford OX2 9JG

Ref	Planning application number	Address and proposal
		<i>Variation of condition 2 (approve plans) on application P23/V1572/HH – height increase of flat roof extension.</i>
iii	P24/V0251/LB	Henwood Farmhouse Henwood Wootton Boars Hill OX1 5JX <i>Replacement lime render to rear gable elevation, New French windows to kitchen, New casement window to bedroom, Replacement timber sash window to replace non-original window. As clarified by additional information submitted on 26 February 2024 and as amended by revised drawings submitted on 13 March 2024.</i>

109/24 Refused planning application(s). Noted

Table 6 List of refused planning applications.

Ref	Planning application number	Address and proposal
i	P23/V2833/FUL	19 Hids Copse Road, Cumnor, Oxford OX2 9JJ <i>Proposed conversion of existing garage and pool building to create a new single residential unit and provision of new vehicular access to main house.</i>
ii	P23/V2389/HH	The Stables, Oxford Road, Farmoor, Oxford OX2 9NN <i>Retention of existing front pitched roof. Proposed alteration (front elevation) from large 5 glazed units to French doors and 3 smaller glazed units with top opening vents.</i>

110/24 Certificate of Lawful Development application(s). Noted.

Table 7 List of Certificate of Lawful Development applications.

Ref	Planning application number	Address and proposal
i	P24/V0469/LDP	Apartments 5, 136 Cumnor Hill, Cumnor, Oxford OX2 0PH <i>Removal and like for like replacement of 2 cantilevered balconies to south facing apartments on the first floor (apartments 5 and 6).</i>
ii	P24/V0643/LDP	36B Robsart Place, Cumnor, Oxford OX2 9QT <i>Private Taxi hire operator licence.</i>
iii	P24/V0641/LDP	45 The Glebe, Cumnor, Oxford OX2 9QB <i>Single storey flat roof rear extension.</i>

111/24 Update on other current matters.

Council resolved to contact the Enforcement Team, VWHDC to question the conversion of 4 flats, rear two floor extension, room in the roof, first floor balcony and wooden outbuilding in the front garden at 62 Oxford Road, Cumnor without planning permission.

112/24 Proposed Industrial installation (Solar Power Station) for the production of electricity on Green Belt land.

i. Proposed 'Botley West' solar power station.

- a. Council noted the response to VWHDC on 7 March 2024 following Mark Stone, CEO VWHDC, 1 March letter to Council (see minute 84/21 i c) and the last VWHDC response received (to date) on 15 March 2024.
- b. Council noted 7 February 2024 response to the Botley West 2nd phase consultation [published by Robert Courts MP, 2 other Oxfordshire MPs and an Oxfordshire prospective parliamentary candidate](#)
- c. Council noted [Layla Moran MP's email response \(provided to Council on 20th March\) to the Botley West 2nd phase consultation](#) and [Council's 5th March response](#) (see minute 84/21 i a).
- d. Next steps are to draft a Relevant Representation (RR) to include a summary of what Council agrees/disagrees within the application and the impact on the community and register as an interested party.
- e. Council resolved that Laurence Waters, Chris Westcott, Oliver Wright and Clerk would attend a Teams meeting with Stuart Walker, Major Applications Team Leader, VWHDC to

discuss next steps in the NSIP planning process and Council's engagement with VWHDC including setting up monthly briefings.

ii. Land West of Red House Farm, Farmoor.

- a. Council submitted its response to the amended planning application for the Red House Farm power station ([P23/V2624/FUL](#)) to VWHDC on 5 March 2024
- b. Council noted that (as of 1 April 2024) VWHDC's website has been updated and now states that a decision on this application will be made by Friday 3 May 2024.
- c. Council noted that with respect to minute 81/24 ii a, the VWHDC Landscape Architect responded to the planning application on 21 March 2024 with an objection.

FUTURE AGENDA ITEMS.

113/24 Suggested items. None.

CONFIDENTIAL INFORMATION

Exclusion of Press and Public

To move the following resolution, in view of the confidential nature of the business to be transacted it is in the public interest that the public and press be excluded from the remainder of the meeting, and they are requested to withdraw.

114/24 Confidential Matters. None.

DATES OF FUTURE MEETINGS

115/24 Next meeting.

The next Parish Council meeting will take place on **Monday 13 May 2024 at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

Further meeting due to be held in **2024** on **Mondays:** 3 June, 1 July, 5 August, 2 September, 7 October, 4 November and 2 December and in **2025** 6 January, 3 February, 3 March and 7 April at **7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

The Annual Parish Meeting will take place on **Tuesday 7 May 2024 at 7.30pm in the Old School, High Street, Cumnor.**

The 2025 Annual Parish Meeting will take place on **Tuesday 6 May 2025 at 7.30pm** venue to be advised.

The meeting closed at 9.30pm.

Signed..... Date.....2024