

CUMNOR PARISH COUNCIL
Minutes of the Cumnor Parish Council
on Monday 5 August 2024 at 7.30pm
held in Fogwell Road Pavilion, Fogwell Road, Dean Court.

In attendance.

Council. Laurence Waters, Vice-Chairman, Basil England, Dona Foster, Alison Jenner, Paula Lopez, Judy Roberts, Chris Westcott, Oliver Wright and Tina Brock, Clerk.

County Councillors. Judy Roberts.

District Councillors. Scott Houghton and Judy Roberts.

Visitors. One.

Laurence Waters, Vice-Chairman acted as Chair for the meeting.

222/24 Apologies for Absence.

Tom Christophers, Chairman, (prior commitment), Gary Mason (prior commitment) and Ray Stone (prior commitment). These apologies were approved.

223/24 Declaration of Interests.

Minute 247/24 i and ii Dona Foster is the applicant.

224/24 Variance of Order of Business.

Council approved moving forward of the agenda item 15 Proposed Industrial Installation (Solar Power Station) for the production of electricity on Green Belt land.

225/24 Minutes of the Meeting of the Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 1 July 2024.

226/24 Matters Arising from the Minutes. None.

227/24 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 228/24.

228/24 Payments of Accounts.

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

Table 1 List of income.

Statutory Power	Receipts received.	Description	Total (£)
7 Local Auth Cemeteries Order 1977	Edward Carter	Interment of ashes	135.00
8 Local Auth Cemeteries Order 1977	Oliver & James Funeral Directors	Burial	332.00

Table 2 List of receipts.

Statutory Power	Payments now due:	Description	Total (£)
DD Telecom Act 1984 s97	EE	Mobile phone bill May	35.57
DD Telecom Act 1984 s97	EE	Mobile phone bill June	22.36
BACS LGA1972 s111	Unity Bank	Service charges	18.00
48, SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,130.63
49 LGA1972 s111	Critchleys	Quarter end procedure and SAGE Business Cloud fee	220.13
DD Telecom Act 1984 s97	BT	Office phone and broadband	262.09
50 LG (Misc Prov) Act 1976 S19	Playsafety Ltd	Annual play equipment inspection	885.60
51 LG (Misc Prov) Act 1976 S19	Sutcliffe Play	Sling shot shackle - Glebe play park	156.12
52 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning	Fogwell Pavilion clean – June	96.00
53 LG (Misc Prov) Act 1976 S19	Thames Water	Rent for land at Mayfield Road, Farmoor inc arrears	198.00
54a LG (Misc Prov) Act 1976 S19	MRH Services	Work to Mounds rear step – Glebe play park	716.13

54b LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play equipment, repairs to Trampoline and Net Swing – Glebe play park	
55a Public Health Act 1875	Total Pest Control (UK) Ltd	Quarterly mole control – Closes field	209.38
55b Public Health Act 1875	Total Pest Control (UK) Ltd	Quarterly mole control – Mayfield Road field	
56a 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 various sites	3,283.20
56b LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting, litter picking, weed killing at various sites, cutting of maze and front hedge @ Glebe	
56c Highways Act 1980 LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting, litter picking, raking pea shingle at play parks. Grass cutting verge and alley.	
56d Highways Act 1980 LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Collection of dumped waste at Hurst and filling in ruts at Mayfield Road play park	
57 LG (Misc Prov) Act 1976 S19	MRH Services	Service inspection of play parks, fit new swivels to Rotary Swing at Glebe Play Park	332.00
DD Telecom Act 1984 s97	EE	Mobile phone – July	21.60

Notes.

- i. After all payments/receipts are accounted for the Unity Bank account will be in credit at £36,056.13.
- ii. After all payments/receipts are accounted for the Santander Community Account will be in credit at £75,394.00.
- iii. The Council has the following debtor for 2024/25: HMRC (Reclaimable VAT) £3,046.85.
- iv. As of 17 July 2024 the Santander Corporate Notice account held a credit balance of £79,435.43.

229/24 Public Presentation. None.

PLANNING

230/24 Proposed Industrial installation (Solar Power Station) for the production of electricity on Green Belt land.

i. Proposed 'Botley West' solar power station.

- a. Council received the notes from the meeting with Stuart Walker, Major Applications Team Leader, VWHDC on Tuesday 9 July 2024 and noted that the next scheduled meeting would be on Tuesday 13 August 2024.
- b. Council noted the response sent to Solar 5 Ltd/PVDP Partners 'targeted consultation'.
- c. Council noted the presentations made at the WODC Community Benefit meeting held on 9 July 2024 and agreed the following next steps;
 1. Work with WODC and VWHDC to submit an Adequacy of Consultation representation.
 2. Write and submit a Relevant Representation and become an interested party.
 3. Work with WODC and VWHDC on the submission of a Local Impact Report.
 4. Work with WODC, VWHDC and OCC to develop a Community Benefits proposal.

ii. Land West of Red House Farm, Farmoor.

- a. Council noted that planning application [P23/V2624/FUL](#) was withdrawn 'prior to determination' on 19 July 2024.

REPORTS

231/24 Report from County Councillor(s).

DC Roberts submitted a written report.

General OCC.

The Leader of OCC received a letter from Angela Rayner in July on the subject of Devolution of powers hinting that Mayors, Combined Authorities and Unitaries are looked upon favourably to deliver local Housing, travel and Adult social care programs. She would like a reply by the end of

September 2024 as to what Oxfordshire would be in favour of. This is quite challenging for Oxfordshire as there is not a uniform response across the 5 District councils.

Traffic and highways:

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

Network Rail announced that it would not meet the deadline of the end of July 2024 blockade to replace the rail bridge. This would also mean that the road will not re-open on the 1 November 2024. OCC have announced that they will not now be implementing the Traffic Filters on the 1 November 2024 but that they will be implemented when the Botley Road re-opens.

Network Rail are continuing the works as planned on the Western Entrance and Platform 5. We are still awaiting the DfT to tell Network Rail if they will fund continuing the project or just winding it up with no rail benefits. Until we know the answer and Network Rail tell us when they might be finished, we can't plan the next phase.

<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.

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:

Climate Engagement Survey - ends on 31/8/2024.

Flood Risk Management Strategy- ends on 23/8/2024.

National Highway and Transport (NHT) Network – ends on 28/02/2025.

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 choose a time option, it will tell you all the planned roadworks:

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

23/24 Report from District Councillor(s).

Red House Farm

I have been informed by officers that the application for the Red House Farm solar project has been withdrawn by the applicant. It is likely that a new application will be submitted later in the year. I have no further information on what changes may be expected on any future application.

Community Energy Grants

Energy company Scottish and Southern Electricity Networks (SSEN) is inviting applications to its new Powering Communities to Net Zero fund before 5pm on Saturday 31 August 2024. There are two categories – grants of up to £15,000 to enable communities to bolster physical and environmental resilience measures and grants of up to £20,000 for low carbon technology projects such as EV chargers, solar panels, battery storage, low carbon heating systems, smart heating controls, or other general energy efficiency measures. Further details are at the link below.

<https://www.ssen.co.uk/about-ssn/our-communities/powering-communities-to-net-zero-fund/>

New Ward Boundary Consultation

New boundaries are being proposed for council wards in Vale of White Horse. The Local Government Boundary Commission wants to hear what residents and local organisations think about the proposals. A 10-week consultation on the proposals will run until 16 September 2024.

The link to the consultation is below. <https://www.lgbce.org.uk/all-reviews/vale-white-horse>

The proposal for Cumnor is a two-member Cumnor ward similar to the existing arrangement, but with the addition of Appleton-with-Eaton and Besselsleigh parishes which currently comprise the eastern end of the existing Thames ward.

Reservoir Consultation

While not directly affecting Cumnor, I thought this should be mentioned anyway. Thames Water has launched a public consultation on the proposed reservoir near Abingdon and the public have until 28 August 2024 to give their views. The reservoir is now even bigger than originally planned at around 6.5 km². VWHDC reaffirmed its objections to the reservoir in a formal letter to Thames Water after the water company submitted its revised Draft Water Resources Management Plan to the government. The council argues that the plans fail to fully consider the long-term impacts to the local community and the environment, both during a decade of construction and the irreparable damage to the countryside. The link to the consultation is below. <https://thames-wrmp.co.uk/sesro>

Council Housing

Thanks to a major project led by our Housing team, the council have become social landlords for the first time since 1997. The first of 18 homes in the Vale (plus 27 in South Oxfordshire) which are being purchased and refurbished for those in the highest level of housing need are now ready for people to move in as phase one of the council's drive to become long-term social landlords for local residents. This project has been largely funded by immediately available grants that are intended to initially support those in high housing need, including families fleeing conflict in places such as Ukraine and Afghanistan, and can then be used to support long-term housing needs in the local community. In the longer-term, these properties will support the council's Housing Delivery Strategy to provide access to suitable, affordable homes for local people. This will help the council address a long-term issue of the availability of affordable housing for people in the Vale.

233/24 Report from Representatives on Outside Bodies.

- i. Council received the draft notes of the Botley Traffic Advisory Committee meeting held on Wednesday 26 June 2024

TRAINING/EVENTS

234/24 OALC Training Programmes.

Dona Foster would attend the virtual OALC Councillor Forum on Tuesday 13 August 2024 at 7pm.

COUNCIL

235/24 Network Rail.

Baroness Deech has organised a meeting with Network Rail on Friday 9 August 2024 at 2pm and requested that members of the council attend. Alison Jenner, Oliver Wright, Judy Roberts and Laurence Waters would attend the meeting.

236/24 Scheduled meetings.

Council approved changing the scheduled Planning Committee meeting from 21 April 2025 to 28 April 2025.

237/24 QR codes.

Council approved producing QR codes linked to the council website to inform residents of scheduled council/committee meetings which would be placed on noticeboards in the parish. The Clerk would continue to place a paper agenda on the noticeboard outside the Post Office, High Street, Cumnor.

FINANCE

238/24 VWHDC Cil Infrastructure Levy.

Council resolved to approve requesting the transfer of any Parish CIL monies paid or due to be paid between 1 April 2024 and 30 September 2024 to Council.

239/24 Expenditure.

- i. Council noted that expenditure was approved by the Chair and Clerk (Financial Regulations 4.1) of £255.16 + VAT for swivels for various swings.
- ii. Council resolved to approve Greenbarnes quote of £1,101.77 + VAT to supply a manmade noticeboard for Pinnocks Way, Dean Court.
- iii. Council resolved to approve Wicksteed quote of £1,568.91 + VAT to supply a universal joint assembly for the Net Swing at The Glebe play park.

ENVIRONMENT AND AMENITIES

240/24 Draft minutes of the Fogwell Road Pavilion Committee meeting held on Thursday 18

July 2024.

Council approved the following recommendations from the committee.

- i. Increase the number of grass cuts at Fogwell Field from 16 to 20 cuts.
- ii. The Clerk to make initial enquiries for the installation of a 4G pitch at Fogwell Field.

241/24 Draft minutes of the Environment and Amenities Committee meeting held on Tuesday 23 July 2024.

Received.

242/24 Notes of the meeting with OCC Highways Engagement Team on Wednesday 24 July 2024.

Council approved the following.

- i. Apply for a 7.5ton HGV weight limit through Cumnor Village.
- ii. Request a speed reduction from Eynsham Road overbridge to Farmoor from 50mph to 40phm and 30mph past Hill End and Oaken Holt Care Home.

243/24 Ad-hoc grass cutting of verges in the parish. None.

244/24 Update on other current matters.

- i. Draft minutes of the Cumnor Fit for the Future Steering Group meeting held on Wednesday 26 June 2024. Received.
- ii. Council resolved to approve expenditure for Ady Podbery to remove the polystyrene beads dumped at Cumnor Hurst.

NEIGHBOURHOOD PLAN.

245/24 Cumnor Neighbourhood Plan refresh.

Since the Neighbourhood Plan was 'made' in May 2021 Council has used its policies in responses to planning applications and consultations with mixed results. VWHDC is currently developing its new Local Plan 2041 with a prospective implementation from 2025/2026 and Government has announced further changes to the NPPF. Council resolved to;

- i. Refresh the Neighbourhood Plan.
- ii. Reinststate the Neighbourhood Plan Steering Group.
- iii. Set aside a budget.
- iv. Engage with VWHDC and outside experts.

Oliver Wright left the meeting.

PLANNING

246/24 Draft minutes of the Planning Committee meeting held on Monday 22 July 2024.

Received.

247/24 Submitted Planning Applications.

The Council would submit the following observations:

Table 3 List of planning application.

Ref	Planning application number	Address and proposal
i ii	P24/V1446/LB P24/V1445/HH	Dona Foster left the room during consideration of this application. Rockley Farm House, 16 Appleton Road, Cumnor, Oxford OX2 9QH <i>Demolition of 20th century single and two storey extension to northern elevation and replacement with new two storey and single storey extension. Removal and replacement of south elevation part glazed link passageway. Conservation repairs including stripping and overhaul of whole roof, adding six conservation roof lights. Repair and upgrading of window frames and removal of existing cement render to the external walls for lime render. Conservation repairs to original internal building features. Replacement of damp solid ground floors for limecrete floors reinstating stone floor slabs etc. Construction of new dry stone northern garden boundary wall and hedging on land within applicants land holding against public footpath which passes through their grounds.</i> Response. Council recommends this application for approval subject to:

Ref	Planning application number	Address and proposal
		the South and Vale Forestry Officer being satisfied that the already submitted BS5837 Tree Survey Schedule, and any subsequent submission, meets the requirement of the NPPF and VWHDC local Plan 2031 (not the South Oxon Local Plan 2035 as stated)
iii	P24/V1573/LB	Red House Farm, Eynsham Road, Farmoor, Oxford OX2 9NH <i>This application is an amendment to listed building consent P24/V0775/LB, which was to install replacement, double-glazed timber windows and make internal alterations, including the creation of 2 new bathrooms. The amendment is to replace the existing timber staircase like-for-like, enlarge one window opening, split the proposed bathroom on the first floor to create 1no. additional ensuite bathroom, and amend the layout of the second-floor bathroom to include the demolition of 1no. existing partition.</i> Supports.
iv	P24/V0571/FUL amended details	16 Cumnor Hill, Cumnor, Oxford OX2 9HA <i>Demolition of existing dwellinghouse. Erection of 2 no. detached dwellinghouses with associated works including landscaping. (As amplified by additional information received 19 March 2024 and amended plans and additional information received 2 May 2024 and as amended by plans received 22 July 2024).</i> Objects.

Cumnor Parish Council objected to this planning application in a response (dated 3rd April) published on the VWHDC website on 9th April 2024.

Cumnor Parish Council again objected to the amended plans as published by VWHDC on 2nd May 2024 in a response published on the VWHDC website on 14th May 2024 (not 14th April as listed in VWHDC filename for the May response)

For ease of reading, both of Cumnor Parish Council's additions to its first response addressing both amendments can found below, inserted into the original response in black edged text boxes such as this one.

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 present in the 1st set of plans now is omitted from the amended plans. Parking for 3 vehicles in total if both bays in previous carport area 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.

In the 22nd July amended application:

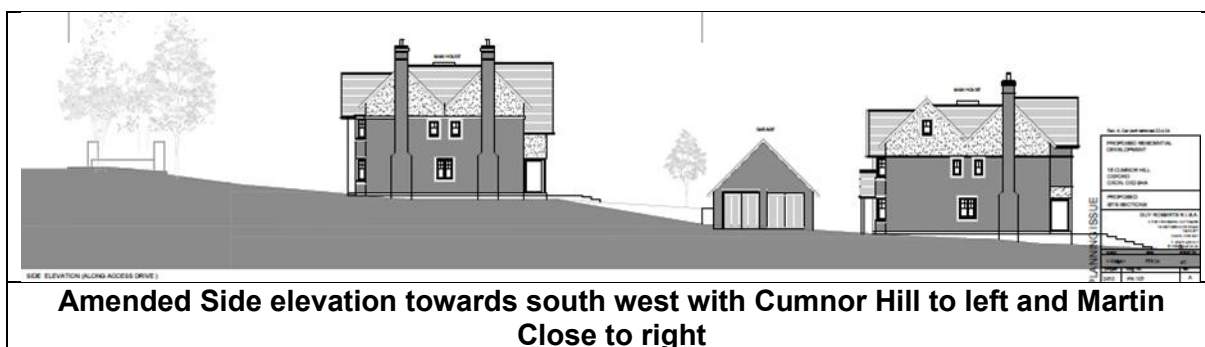
- **Presumably in response to the 2nd July response by the VWHDC Drainage Engineer, amended drainage details and drainage layout show:**
 - **the top of the proposed 'Emergency Storage Basin' in the back garden of House 2 to be no higher than the lowest level of the site boundary with properties in Martins Close, and**
 - **maximum water level (calculated by the applicant) of 30cm (= 1 foot) in the emergency storage basin**
- **The other amendments listed below remain**

In the 2nd May amended application

- **the disposal of Foul Sewage is still shown on the Application form as 'unknown' but the document *Drainage Layout drwgn 2414 01 Rev P2.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. The document shows foul water entering an existing 'public lateral sewer' that runs under the front garden of 1-6 The Heights.**
- **Surface water from both houses will be pumped uphill to Cumnor Hill with 4m x 5m x 0.8m attenuation tanks sunk under the back gardens of both properties.**
- **In addition, House 2 has a 225 sq m 'Emergency storage basin' – a minimum of 400mm deep dug - into the back garden immediately south of the boundary with properties in Martins Close**

- 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





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 drwgno 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 drwgno PA 107 RevA.pdf* from this amended application and the more complete *Land Section drwgno 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	
		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%	Total net gain achieved is less than target set ▲
		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
Hedgerow units	10.00%	0.17	0.19	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				
Input errors/rule breaks present in metric ▲				

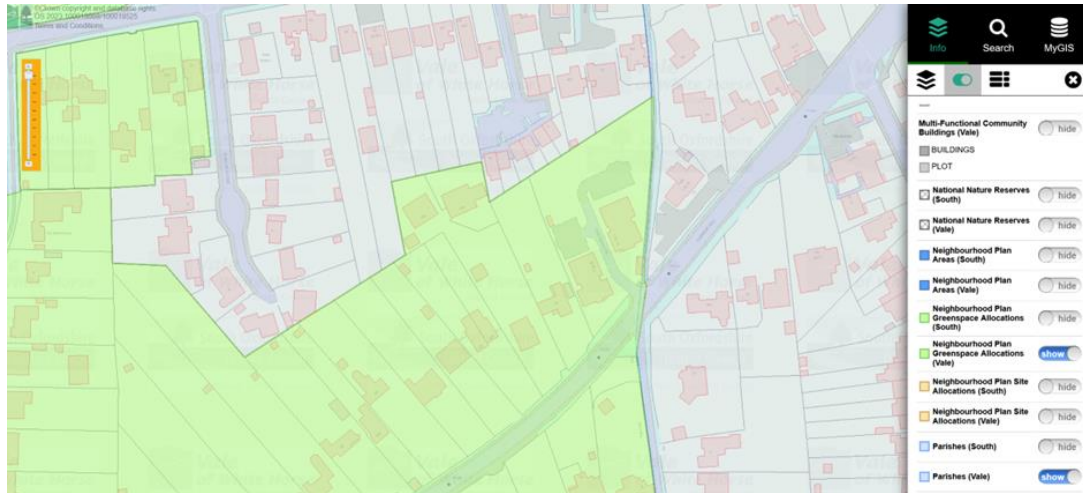
- The Planning Statement (para 3.29) acknowledges the site falls with the Cumnor Neighbourhood Plan area but para 3.30 states *‘whilst the neighbourhood plan is now made, it should not be used as a tool to prevent proposals which otherwise comply with the development plan and NPPF.’*

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 (see Map 15 on pp45 and policy and policy

interpretation on pp 42-43), 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;

.....

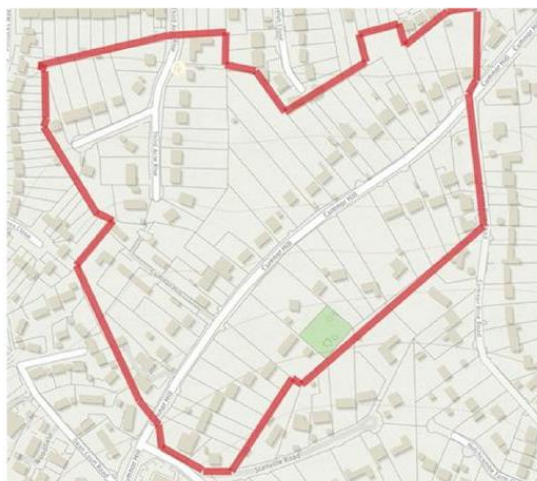
Ensuring balconies and raised patios do not reduce the amenity or privacy of neighbours

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

Reasons / Response

- 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.
- 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,
 - 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
 - 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

- The twice amended application still states the site is not within an area at risk of flooding. This is contradicted by the VWHDC Drainage Officer's 18th April 2024 response which states that a '*Flood Risk Assessment must be submitted*'
- While the Drainage Engineer's subsequent 2nd July response says '*I am happy with the information provided by the applicants Consultant addressing this*' no evidence of this can be found amongst the documents published by VWHDC
- The VWHDC Drainage engineer's 3rd response dated 29/07/24 removes the holding objection and proposes 3 conditions for foul and surface water management during construction only.
- Thus, neither of the amendments, nor the VWHDC Drainage Engineer's 3 responses to the applicant have addressed the requirements of Cumnor Neighbourhood Plan flood risk policy RNE2 (for example see Map 15 page 45 and policy interpretation pp42). The application therefore does not comply with policy RNE2.
- There is no assessment of the impact on groundwater levels on the site and on adjoining properties in Martins Close etc. of digging the 225 sq m proposed 'storage basin' in the garden of House 2.
- Additionally, this proposed 'basin', with a minimum depth of 400mm, could hold more than 65 m³ of water, that's 65 tonnes of water. No details of provided on the impact of that on immediately adjacent dwellings in Martins Close which are at an elevation 1-3m (elevations from Google Earth Pro) below the lowest point of the proposed site.

- 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.
- 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.

248/24 Permitted planning application(s). Noted.

Table 4 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
i	P24/V1021/HH	47 Hurst Lane, Cumnor, Oxford OX2 9PR <i>Garage conversion to create home office(s), including raised roof. Single storey rear extension. Demolition of existing porch. New front porch. Extension to existing canopy roof to create covered walkway. Alterations to existing roof form(s). Demolition of existing chimney. New and replacement windows. New raised patio</i>
ii	P24/V1095/HH	90 Hurst Rise Road, Cumnor, Oxford OX2 9HH <i>Two storey side extension and single storey rear extension.</i>
iii	P24/V1295/HH	4 Church Close, Farmoor, Oxford OX2 9NP <i>Proposed new flat roof extension to front elevation.</i>
iv	P24/V1212/HH	19 Hids Copse Road, Cumnor, Oxford OX2 9JJ <i>Construction of a new access and parking area.</i>
v	P24/V1214/LDP	Land at 24 Norreys Road, Cumnor, Oxford OX2 9PT. <i>Certificate of Lawful use or Development. Construction of an indoor swimming pool and changing room and a connecting wall for privacy.</i>

249/24 Withdrawn planning application(s). Noted

Table 5 List of withdrawn planning applications.

Ref	Planning application number	Address and proposal
i	P23/V2624/FUL	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.(as amplified by additional information received 12 February 2024).</i>

250/24 Certificate of Lawful Development application(s). Noted.

Table 5 List of certificates of lawful development application(s).

Ref	Planning application number	Address and proposal
i	P24/V1177/LDP	23 Orchard Road, Dean Court, Oxford OX2 9BL <i>Extend the current kitchen to the rear left side of the house.</i>
ii	P24/V1523/LDP	106 Cumnor Hill, Cumnor, Oxford OX2 9HY <i>Erection of outbuilding with swimming pool, home gym and pergola.</i>

251/24 Update on other current matters. 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.

252/24 Confidential Matters. None.**ITEMS FOR NEXT AGENDA.****253/24 Items for next month's agenda.**

None.

DATES OF FUTURE MEETINGS**254/24 Next meeting.**

Further meetings will take place in **2024** on Mondays: 2 September, 7 October, 4 November and 2 December and in **2025**, 6 January, 3 February, 3 March and 7 April

The Annual Parish Meeting will take place on **Tuesday 6 May 2025 venue to be confirmed.**

The meeting closed at 9.10pm.

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