

Paper to be approved
CUMNOR PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
held on Monday 20 October 2025 at 7.30pm
in Fogwell Road Pavilion, Fogwell Road, Dean Court.

In attendance.

Committee members. Laurence Waters, Chair (Council Vice-Chair), Judy Roberts, Chris Westcott and Tina Brock, Clerk.

District Councillor. DC Judy Roberts.

Visitors. None.

70/25 Apologies for Absence.

Tom Christophers (Council Chair) (prior commitment), Dona Foster (prior commitment) and Gary Mason (prior commitment), and (prior commitment). These apologies were received.

71/25 Variation of Business. None.

72/25 Declarations of Interest. None.

73/25 Minutes of the Meeting of the Planning Committee held on Monday 18 August 2025.

The Committee resolved to approve the minutes which were signed by the Chair.

74/25 Public Participation. None.

75/25 Submitted planning application.

The Committee would submit the following observations:

Table 1 List of planning application(s).

Ref	Planning application number	Address and proposal.
i	P25/V1543/FUL amended details	<p>62 Oxford Road, Cumnor, Oxford OX2 9PQ <i>Internal alterations and extensions to front and rear. Change of use from dwelling house to four flats with associated parking (retrospective) (amended plans rec'd 5/9/2025).</i></p> <p>Objects. The amended application includes a different parking layout plan. The waste bin area has been moved to a position alongside the dwelling. It is suggested that by removing the existing hedge along the west boundary line it will provide more room for parking. However, there will still be tandem parking for 4 vehicles. There will be no room for turning within the curtilage of the dwelling. According to the revised parking details turning would take place on the area of land outside the property boundary. On the Planning Application (part 25) Certificate of ownership -certificate B is now shown as Oxfordshire County Council, date notice served 5 September 2025. This section was crossed out on the previous application. Council assumes that this applies to the area of land between the front of the property and Oxford Road. The supporting email states 'that this area has been used for parking and maneuvering for a number of years'. google maps 62 Oxford Road, Cumnor This shows that the applicant has been using OCC land and driving over the land to access parking by driving over the footpath. The footpath is the only walking route for parents/children going to/from Cumnor Primary School from anywhere east of the A420. The wooden garage that you can see has recently been built and is not included in the plans. The amended location and block plan shows an application site red line including the OCC owned land which spans the footpath see google street view. The newly submitted block plan shows a different block plan from that in the estate agents particulars in 2024. Showing that further building work had gone on from 2024 to 2025, contrary to the application document saying that work was completed int 2020. See attached.</p>

Ref	Planning application number	Address and proposal.
		<p>The application form states that the application is for 4 flats, but the planning statement states they are self-contained suites.</p> <p>The front flat cannot reach the amenity space at the rear of the site. Looking at the plan, it looks like the amenity space is in the front garden which is the car parking area.</p> <p>The amendment does nothing to alter the fact that unlawful work has been carried out and does not address parking issues.</p> <p>Council supports the objections of the Highways Engineer and Drainage Engineer.</p>
ii	P25/V1984/S73	<p>Louie Memorial Pavilion, Arnolds Way, Cumnor, Oxford OX2 9JD</p> <p><i>Variation of Condition 2 (approved plans), Condition 7 (materials) and Condition 8 (landscaping scheme) on application P22/V2377/FUL - to allow for minor layout, window and door amendments so that half of the building (changing room wing) can be built initially with the second wing built at a later date, to vary some materials and to allow some landscaping to be completed with the second phase. (Demolition of existing single storey former scout hut and single storey Louie Memorial Pavilion. Erection of new single storey community and sports pavilion to replace existing. Associated external works, car parking, access, landscaping and site works).</i></p> <p>Supports.</p>
iii	P25/V2040/HH	<p>7 Norreys Road, Cumnor, Oxford OX2 9PT</p> <p><i>Double storey side and rear extension.</i></p> <p>Objects.</p> <p>The proposed extension will be constructed over the current 2 vehicle parking spaces, effectively reducing the size of the front garden and reducing the area required for off-street car parking. Oxfordshire County Councils parking standards (Oct 2022) require a maximum provision of up to 3 off street parking spaces for 5-bedroom dwellings.</p> <p>Off-road parking arrangements for up to 3 vehicles are not shown on the block plan. Norreys Road already suffers from on-street parking congestion, so adequate off-road parking provision is a planning requirement.</p> <p>No provision has been shown for cycle storage or refuse bin storage.</p> <p>The plans provided are currently inadequate and need more detail, particularly on the parking issue.</p> <p>There are insufficient planning details.</p>
iv v	P25/V2118/HH P25/V2120/LB	<p>Red House Farm, Eynsham Road, Farmoor, Oxford OX2 9NH</p> <p><i>Demolition of existing garage to be replaced with a new single storey building for use as a pottery studio. Roughcast stone garden walls to be retained and extended. Glazing to be installed to the new structure with an EPDM roof with solar PVs. Works to include the repair and renovation of the east outbuilding to create a home office to include changes to the fenestration.</i></p> <p>Supports.</p>

76/25 Permitted planning applications. Noted.

Table 2 List of permitted planning applications.

Ref	Planning application number	Address and proposal
i ii	P25/V1699/HH P25/V1702/LB	<p>Rockley Farm House, 16 Appleton Road, Cumnor, Oxford OX2 9QH</p> <p><i>Demolition of 20th century single and two storey extension to north elevation and replacement with new two and single storey extension. Removal and replacement of south elevation part glazed roof link passageway on a slightly larger footprint. Provision of one additional small conservation roof light to west first floor landing slate roof. Removal of modern masonry paint on rubble stone walls, lime mortar repair to rubble stone walling. Removal of</i></p>

Ref	Planning application number	Address and proposal
		<i>loose and defective lime render along with modern cement render on the front elevation and replacement with lime render. Repair and upgrading of existing window frames. Replacement of existing damp solid ground floors for limecrete floors. Air source heat pump and housing to north elevation. New building services including new surface water drainage/rainwater harvesting and rerouting of foul water drains to connect to existing mains. Construction of new dry stone northern garden boundary wall and hedging.</i>

DATE OF THE NEXT MEETING

77/25 Next meeting.

Monday 17 November 2025 (provisionally) at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.

The meeting closed at 7.40pm.

SignedDated2025.