

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

In attendance.

Committee members. Laurence Waters, Chair (Council Vice-Chair), Tom Christophers (Council Chair) Dona Foster, Gary Mason, Judy Roberts Chris Westcott and Tina Brock, Clerk.

District Councillor. Judy Roberts.

Visitors. 2

01/25 Apologies for Absence.

02/25 Variation of Business. None.

03/25 Declarations of Interest.

Personal interest.

Minute 07/25 iii Judy Roberts knows the residents.

04/25 Minutes of the Meeting of the Planning Committee held on Monday 16 December 2024.

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

05/25 Matters arising from these minutes. None.

06/25 Public Participation. None.

Planning application P24/V2677/FUL 75 Cumnor Hill. Residents addressed the committee to voice their concerns regarding over development of the site, out of keeping with the area, flooding issues, concerns over access, removal of trees and not compliant with Cumnor Neighbourhood Plan policies.

PLANNING.

07/25 Submitted planning application.

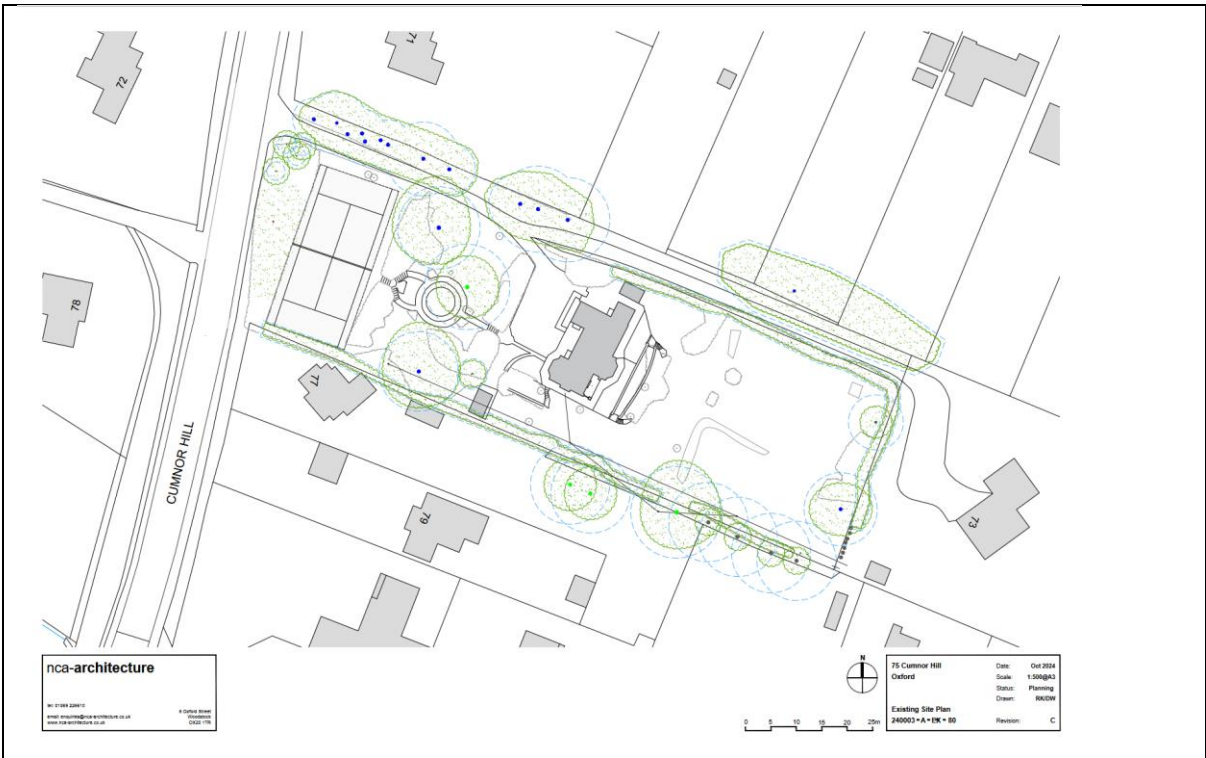
The Committee would submit the following observations:

Table 1 List of planning application(s).

| Ref | Planning application number | Address and proposal. |
|-----|---------------------------------|--|
| i | P24/V2677/FUL + amended details | 75 Cumnor Hill, Cumnor, Oxford OX2 9HX <i>Demolish the existing dwelling and construct 5 new detached houses (3x4 bed and 2x5 bed).</i> Objects.. |

Description of Proposal:

- Demolish existing #75
- construct 5 new detached houses (3 x 4 bed – plots 2-4 & 2 x 5 bed – plots 1 & 5) (see site plans below)
- New properties to be finished in buff brickwork, natural vertical timber ‘finned’ cladding, plain tiled roofs and aluminium framed windows. Flat roofs are finished with a wildflower mix
- Air Source Heat Pumps, bicycle storage for each property
- 2x car parking spaces per property with an additional 1 visitor parking space on the access road to plots 2-5
- Turning circle for fire/refuse truck situated on the shared access for plots 3 and 4 (see comments below)

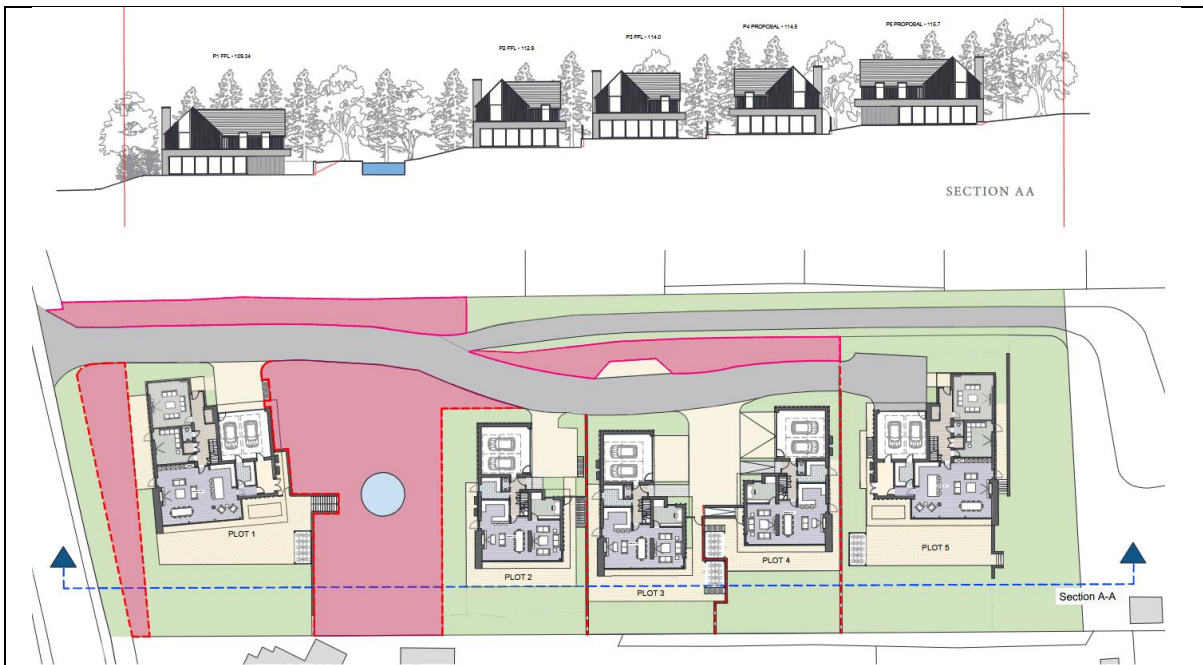


Existing site



Proposed site (above) and site section/elevation (below)

| | | |
|----------|-------------|----------|
| <Plot 1> | <Plots 2-4> | <Plot 5> |
|----------|-------------|----------|



Plan Receiver Comments

- Neighbourhood Plan policies DBC1 and DBC3 apply, as does green infrastructure policy RNE1 and flood risk policy RNE2. VW HDC Local Plan policy CP37 applies.
- Although the site is 5.7ha, three of the proposed houses are at a much higher density than is the norm for the area, with separations between buildings of c. 5m between plots 4 & 5, 7m between plots 3 and 4 and less than 5m between plots 2 and 3. Despite the applicant's inaccurate attempt to compare this proposal with the 2014 proposal for Thackery Close (approved before the current Local Plan and the Cumnor NBP), the building to plot ratios for plots 2-4 (with c 60-75% of each plot given over to the building) are out of keeping for the area, both in regards to Neighbourhood Plan policy DBC1 and DBC 3 and Local Plan Policy CP37.
- The close proximity of plots 2-5 means that all windows on facing walls are to be obscured glass, to prevent – as the applicant acknowledges – ‘overlooking’.
- The application lacks a detailed character assessment (see para 81 of the Cumnor NBP).

This needs to include the effect on adjoining properties, especially #77, overlooked by Plot 1, which is a Clough Williams-Ellis house - originally the access lodge or gardener's cottage to #85 (Larkbeare), which are both listed in the Cumnor Neighbourhood Plan as Local Heritage Assets (see page 72).

The proposed alterations to the access (para 81 of the NP) will also affect character, including impacts on #73.

- The application includes four areas (marked in red) described as ‘public open space’.
- No details are provided as to what this means – especially pertinent as the application proposes not to build the access road to plots 2-5 to a standard sufficient for it to be ‘adopted’ by the County Council.
- One of the ‘public open spaces’ includes the pond currently in the garden of #75.

The ecological statement (15/01/25) states that the pond tested negative for Great Crested Newt eDNA.

Bat droppings were found in the roof space of #75 but observation between July – September 2024 did not find roosting bats.

- Although the application includes a flood risk assessment, it does not meet the requirements of Neighbourhood Plan policy RNE2 (flood risk) since it reports only a single episode of groundwater study at the end of the summer, not the minimum of 3-6 months of study as required by para 114 of policy RNE2

It is also proposed that one of the two soakaways for the site be positioned under the garden of plot 1 immediately adjacent to the pavement on Cumnor Hill, with the other situated under the proposed access road to plots 2-5. There's no consideration of effects of soakaway overflow onto Cumnor Hill or the access road.

- Although the application includes a Transport Statement which includes a proposed widening of the current visibility splays where the access road joins Cumnor Hill, no details are provided of any visibility splays at the junction of the access to #73 and the new shared access for plots 2-5.
- In addition, the applicant notes that they do not intend the access to plots 2-5 to be built to the standard required for adopting by the County Council (despite this being a requirement for developments of 5 properties).

This means there is no footpath proposed for access to plots 2-5, or for all of plots 1-5 to access the footpath on Cumnor Hill. Thus pedestrians, for what would be 6 properties (#73 + 5 proposed for #75) would need to access their properties by walking in the access road.

No details of any lighting on the access road are provided either.

- The Transport statement claims adequate provision for a fire/refuse truck turning circle in the shared access for plot 3 and 4.

However, 'proposed view plot 3' on page 11 of the Design and Access statement shows this area obstructed by a wooden fence and filled by what appears to be a small 3 door car, throwing into doubt the claim of space for a refuse truck.

Interestingly this proposed view shows the site lit by a low sun in the northern sky.....

Ojections

Demolishing #75 is not sustainable development

At the density & building/plot ratios proposed, with obscured glass required to prevent overlooking, notably for plots 2-5, this application is

- Contrary to Local Plan CP37
- Contrary to Cumnor Neighbourhood Plan Policies DBC1 and DBC3

Overall, for the whole proposal there has been inadequate assessment of potential groundwater issues (see explanation above) and so the application is

- contrary to Neighbourhood Plan Flood Risk policy RNE2

There is no provision of visibility splays within the plot at the junction of the access to #73 and the proposed access to plots 2-5. There are no pavements for pedestrians within the site or linking to where the access road joins Cumnor Hill. This wouldn't be the case if the applicant provided access to a standard required for adoption by OCC, as required for 5 properties.

This would also provide for a properly sized turning circle for refuse/fire trucks, not dependent on utilising the shared access space for plots 3 & 4 (with their limited visibility splays) as currently proposed. See also 16/01/25 objection by Highways Liaison Officer.

Regarding trees on the site, residents who attended Council's Planning Cttee on 20/01/2025 reported recent felling and ground levelling at the site.

Evidence of felling prior to this application is presented by the applicant in para 4.5 of the Arboricultural Impact Statement, dated 10/12/2024.

However, it appears that these trees are shown on the bat flightpaths recorded in July-September 2024, as shown in the maps on pp25, 30 and 35 in the 14/11/24 Ecological Assessment Report (added as an amendment to VWHDC website on 15/01/2025).

Council wishes to draw VWHDC Planning Officer's attention to this.

There is inadequate Character Assessment as required by Cumnor Neighbourhood Plan Policy DBC3 – including an assessment of the impact on two 'Arts and Crafts' listed heritage assets in the NBP - #77 (overlooked by Plot 1) & #85 Cumnor Hill - both designed by Clough William Ellis.

Relevant Neighbourhood Plan Policies.

Policies DBC1, DBC3, RNE1, RNE2.

| Ref | Planning application number | Address and proposal. |
|-----|------------------------------|---|
| ii | P24/V2644/HH | 7 Norreys Road, Cumnor, Oxford OX2 9PT <i>Part two storey part single storey rear extension. Proposed cycle and refuse storage.</i> Supports. |
| iii | P24/V2720/FUL | 18 Dean Court Road, Cumnor, Oxford OX2 9XD <i>Division of an existing 6 bedroom house into 1x2 bedroom dwelling class C3 and 1x 3 bedroom dwelling house, in addition to cycle storage and proposed boundary changes.</i> Objects. Extra parking (at an angle) for a single vehicle is shown for the 3-bedroom dwelling. This area is small and requires removal of a small tree. As can be seen from the proposed plans this encroaches on the existing parking area and would make parking difficult. The position of the dwelling on a corner of a cul-de-sac being surrounded by other dwellings would make on street parking unacceptable for other residents. VOWH parking standard states up to 1 parking space for 1/2-bedroom dwellings and 1.5 parking spaces for 3-bedroom dwellings. Therefore, the addition of one extra space would be within the criteria. However, the Design and Access Statement under parking provision states, 'that the addition of one new parking space is to accommodate both dwellings '. The boundary line at the front as shown on the block plan indicates one parking space for the 2-bedroom dwelling. With the statement above it is unclear if all three parking spaces are communal to both dwellings. The proposed parking layout would appear to block access to the front door of the 3-bedroom dwelling. Council would request that clarification regarding the parking provision should be provided, and the Highways Liaison Officer be consulted for comments on the parking layout which appears to block access to the front door of the 3-bedroom dwelling. |
| iv | P24/V2333/HH amended details | 1 The Park, Cumnor, Oxford OX1 9QS <i>Demolish single storey rear extensions. Erect two storey side extension first floor extension over garage, full width rear single storey extension. Alter window openings and render/weather board external walls. Alter access and parking (amended plans and additional information rec'd 9/1/2025 reducing the size of the proposed extensions).</i> Objects. The amendment does not address Council's previous objections. The proposal to finish the dwelling in weatherboard and rendering is out of keeping with all of the dwellings in The Park, which retain their original brick |

| Ref | Planning application number | Address and proposal. |
|-----|-----------------------------|---|
| | | <p>construction. Policy C37 of LPP1 Design and Character requires that 'development to be of a high quality, visually attractive design that responds positively to the site and its surroundings with appropriate scale, height details and materials'.</p> <p>The use of cladding and render would also be contrary to Cumnor Neighbourhood Plan Policy DRC 1 (Retaining original features in alterations and extensions such as doors, windows and wall treatments).</p> |

08/25 Permitted planning application(s). Noted

Table 2 List of permitted applications..

| Ref | Planning application number | Address and proposal |
|-----|-----------------------------|---|
| i | P24/V2269/HH | <p>4 The Park, Cumnor, Oxford OX2 9QS</p> <p><i>Erection of single storey rear extension, two storey extension, garage conversion and associated alterations (as amended by drawings rec'd 6/12/2024, to reduce the ridge height of the two storey side extension and to clarify external materials).</i></p> |

DATE OF THE NEXT MEETING

09/25 Next meeting.

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

The meeting closed at 8.10pm.

SignedDated2025.