

CUMNOR PARISH COUNCIL
Minutes of the Cumnor Parish Council
on Monday 3 March 2025 at 7.30pm
held in Fogwell Road Pavilion, Fogwell Road, Dean Court.

In attendance.

Council. Tom Christophers, Chair, Laurence Waters, Vice-Chair, Basil England, Dona Foster, Alison Jenner, Gary Mason, Judy Roberts, Ray Stone, Chris Westcott, Oliver Wright Alison Jenner took the minutes of the meeting.

County Councillors. CC Judy Roberts.

District Councillors. None.

55/25 Apologies for Absence.

Tina Brock, Clerk (unwell), Paula Lopez (prior commitment) and DC Scott Houghton (unwell).

Council resolved to approve these apologies.

56/25 Declaration of Interests. None.

57/25 Variance of Order of Business.

Council resolved to bring forward of the agenda 14 i c Community Benefit, 11 iii and iv Common Land and 8 i Cumnor Hurst SSSI unit 1.

58/25 Minutes of the Meeting of the Parish Council.

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

59/25 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 60/25.

60/25 Payments of Accounts.

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

Table 1 List of receipts.

Statutory Power	Payments now due:	Description	Total (£)
128, SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,305.42
DD Telecom Act 1984 s97	EE	Mobile fee	21.60
BACS LGA 1972 s111	Unity Bank	Bank charges	9.45
129 LGA 1972 s111	OALC	Training event for Clerk	66.00
130a Public Health Act 1875	Total Pest Control	Quarterly mole control – Closes Field	209.38
130b Public Health Act 1875	Total Pest Control	Quarterly mole control – Mayfield Road	
131 Town & Country Planning Act s61F(1),(2)	rCOH Ltd	Refresh of Neighbourhood Plan	2,834.40
132 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning Services	Jan clean of pavilion and cleaning products	115.15
DD LGA 1972 s214	VWHDC	Annual fee garden waste at Burial Ground 1 Jan 2025-31Mar 2025	16.03
133 Public Health Act 1936 s87	Drain Surgeons	Emptying Eco loo	174.00
134 LGA1972 s143	OALC	Membership	1,514.00
135a LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Litter picking, raking sand and pea shingle, hedge cutting at play parks	948.00
135b LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Tree work at Meadow Close play park	

Notes.

- i. After all payments/receipts are accounted for the Unity Bank account will be in credit at £24,408.62.
- ii. After all payments/receipts are accounted for the Santander Community Account will be in credit at £73,876.72.
- iii. The Council has the following debtor for 2024/25: HMRC (Reclaimable VAT) £11,904.88.
- iv. As of the 17 February 2025 the Santander Corporate account held a credit balance of £81,780.70.

PUBLIC PARTICIPATION
61/25 Public Participation. None.

REPORTS

62/25 Report from County Councillor(s).

CC Roberts submitted a written report.

The letter from Government arrived on 5 February 2025 along with an explanation letter from the SoS for MHCLG. It asked us to, 'making every effort working together with our District councils, to submit one proposal for unitary council(s) for the area'. They understand that in some cases this will not be possible so it will not be a barrier to progress, they will consider any suitable proposals submitted by the relevant councils. The letter stipulates the criteria this proposal will have to meet, and it must be submitted by the 21 March 2025. The full proposal will have to be submitted by 28 November 2025 and any proposals that are accepted will move to "shadow" authority elections as soon as possible. At the moment there are three options being discussed:

- a) One Oxfordshire Unitary
- b) A greater Oxford City boundary taking its population from 167,000 to 500,000 leaving 220,000 unaccounted for.
- c) A Unitary between Vale, SODC and West Berks with no agreement between, Oxford Cherwell and WODC

Traffic and Highways

Lord Hendy announced during his visit on 24 January 2025 that the DfT have provided enough funds to install the new bridge and re-open Botley Road. Other aspects of the project are still being negotiated, such as the Western Entrance, and will be detailed later on. The piling for the box junction for the new pedestrian and cycle paths on the Northern side has started. The pedestrian pathway will be moved further across to by the station for 3 weeks from 10 March 2025.

The clean water pipes should be diverted by 31 July 2025 and the sewer by 27 August 2025.

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

This section on the OCC's website should cover the Botley Bridge Road closure:

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

There is a new arrangement to allow disabled people to access the Western Entrance of the station. They have to give 45 minutes notice. There is a request for there to be a drop off point here for taxis but that has not been confirmed.

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 works on the river area have now re-started and the temporary bridge for the water main is now up. The finish date for the end of the project is December 2025 but the opening of the bridge road has still to be announced.

Library

The Botley library now provides free coffee and tea as part of their warm spaces program, this is continuing into 2025. There are also newspapers to read and a jigsaw puzzle to complete.

Consultations

Let's Talk Oxfordshire.gov.uk website:

Home to school transport policy and post 16 transport policy statement (2025) consultation –

closes on the 9 March 2025.

Oxfordshire Pharmaceutical Needs Assessment 2025 - closes on 9 March 2025

Citizens' Assembly - Information page on the question that has been set.

'What steps do we need to take so Oxfordshire's transport system enables our county's health, economy, and environment to thrive in 2050?'

They will finish sitting on the 16 March 2025

Central Oxfordshire Movement and Place Framework - Phase 1: City Centre and North Oxford

This is a set of options asking for your opinion on how these areas could be reimaged by planning for safer pedestrian and cycle movement. Closes on 23 March 2025

The "You said/We did" section gives a lot of information about forthcoming changes based on the surveys. This can be useful even when you didn't respond to the surveys.

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

This link tells you about the OCC roadworks and if you press the live roadworks button, it takes you through to One Network where there are all the live roadworks for that day. 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>

63/25 Report from District Councillor(s).

DC Scott Houghton submitted a written report.

Budget

On Wednesday 12 February 2025, District Councillors voted to approve the budget for 2025-2026. The budget maintains investment in key areas including community support, housing and leisure facilities, while ensuring that residents will continue to receive excellent value for money for services provided by the district council. The Vale's council tax remains one of the lowest among all shire district councils nationwide and substantially lower than the equivalent charge in neighbouring Oxford City.

Full details of the budget can be found in the budget meeting minutes linked below.

[Agenda for Council on Wednesday, 12 February 2025, 7.00 pm](#)

Local Government Reorganisation

The Leaders of South Oxfordshire and the Vale of White Horse District Councils have written to the Leader of West Berkshire Council to support the creation of a joint forum of senior council members from each authority to support the three authorities to work up a proposal for a possible unitary council across the three neighbouring areas.

Cllr Bethia Thomas, Leader of the Vale of White Horse District Council, said: "We were keen to speak to West Berkshire as there are strong demographic and economic similarities between the areas, and there are deep historical connections too. The Vale has been working very successfully with South Oxfordshire for over 15 years, and as two district authorities, combining with an existing neighbouring unitary council would make the process relatively straightforward. I believe it would protect and enhance existing services, increase financial resilience and provide the best possible outcomes for our communities with little in the way of disruption through the period of change." Initial proposals must be submitted to the government in March, with final plans due in November.

Social Housing Consultation

South Oxfordshire and Vale of White Horse district councils are inviting people to take part in a public consultation on proposed changes to their Joint Housing Allocations Policy. The Joint Housing Allocations Policy sets out the criteria to join the housing register and the rules for how social housing is allocated. The policy was last updated in 2019, so it is now in need of a refresh to reflect current housing priorities in the districts. The consultation is now open and runs until 11:59pm on Tuesday 18 March 2025. The consultation can be found at the following link:

[Housing Allocations Policy Review - Join the conversation - South Oxfordshire & Vale of White Horse - Citizen Space](#)

Empty Homes

Property owners are being offered support to bring empty homes back into use to help meet local housing needs. Financial assistance towards refurbishing properties, rent in advance, and help with finding a tenant are among the support options available to empty homeowners from Vale of White Horse district council. Property owners could also benefit from reduced VAT for works on

empty homes if the owner is paying the Long-Term Empty Property Premium tax. Members of the public can also play a part in bringing empty homes back into use by reporting empty properties to the council. More information can be found at the link below:

[Empty Homes - Vale of White Horse District Council](#)

64/25 Report from Representatives on Outside Bodies. None.

PLANNING

65/25 Proposed Industrial installation (Solar Power Station) for the production of electricity on Green Belt land.

i. Proposed 'Botley West' solar power station.

- a. Community Benefit. Council resolved to instruct Oliver Wright as Council's representative on the Botley West Solar Project Community Benefit Reference Group to propose that only parishes that have panels within their boundaries should qualify for Community Benefit and their share should be based on the number of households within their boundaries (option 1.1 in Paper 10). Council further resolved that options 1.2 and then 1.4, in that order, would potentially be acceptable as fall back positions, but not options 1.3 and 1.5.

ENVIRONMENT AND AMENITIES

66/25 Common Land at Appleton Road, Cumnor.

- i. Council resolved to add the cutting of the common land grass to the grounds maintenance schedule.
- ii. Council resolved to maintain the stone surface of the access to properties across the common land. The Clerk would source a quote for extra stones.

COUNCIL

67/25 Cumnor Hurst SSSI.

- i. Jim Mower, Cumnor Conservation Group gave a verbal report. Cumnor Hurst SSSI is split into two units, unit 1 is owned by Cumnor Hurst Charity and unit 2 is owned by All Souls College. The Council has had a leasing arrangement to manage unit 2 with All Souls College, which ran for 21 years and expired on 25 February 2025. All Souls College current offer is for a two year lease and has valued the land in the region of £75k. It is not clear why All Souls College do not want to renew the lease on a 21 year basis. A Statement of Management to cover both units has been produced which I would suggest is shared with Savills the agent for All Souls College which would show that a two year lease would not work for either Council or the Cumnor Conservation Group who manage the unit on behalf of Council. Cumnor Hurst Charity who own unit 1 and which is currently unmanaged, would like to lease the land or transfer the title to Council. Council would need to decide whether it wishes to own half of Cumnor Hurst, this would give a good deal of control and certainty around the future of 50% of the SSSI or would leasing for a 21 year peppercorn rent be preferred.
- ii. Council considered the two options proposed by Cumnor Hurst Charity.
Option 1 lease unit 1 for 21 years or
Option 2 bear the legal costs to Transfer the Title of unit 1 to Council.
Council resolved to approve Option 2.
Future expenditure would be brought back to council for consideration and approval.

68/25 Future dates and venues of Council and Committee meetings.

Council resolved to approve the dates and venues from May 2025 to May 2026. See annex 1.

69/25 Consultations.

[Oxford Greenways | Let's Talk Oxfordshire](#) The greenways will create seamless cycling and walking routes that connect nearby towns, villages etc. Corridors 3, 4 and 5 pass through Cumnor Parish. Council resolved to appoint Chris Westcott and Clerk to respond positively to the project.

TRAINING/EVENTS

70/25 Training Programmes.

No member was available to attend the online OALC Councillor Forum on Wednesday 19 March

2025 at 6.30pm.

FINANCE

71/25 Register of Assets.

Council reviewed the register.

72/25 VWHDC Community Infrastructure Levy.

Council resolved to approve requesting the transfer of any Parish CIL monies paid or due to be paid between 1 October 2024 and 31 March 2025 to Council.

73/25 Expenditure.

Council resolved to approve Ady Podbery Grounds Care verbal quote to collect and remove the leaves at Meadow Close play park, Farmoor 3 times a year at a £250 + VAT per removal. To commence Autumn 2025.

ENVIRONMENT AND AMENITIES

74/25 Burial Ground.

Council resolved to give permission for a tablet to be placed at the foot of a burial plot

75/25 Ad-hoc grass cutting of verges in the parish. None.

76/25 Cumnor Minors Football Club.

Council resolved to approve the following amendments to the Operating Conditions for the Closes Field, Cumnor;

- Extend the playing season by 5 days to 20 May
- Extend the hours of use on a Saturday by 1 ½ hours to 2.30pm
- Amend the use Monday – Thursday from 6pm to 5.30pm.

77/25 Closes Pavilion.

Council considered whether fees to hire the pavilion should be paid to Cumnor Minors Football Club or Council and resolved to agree that any fees must be paid to Council.

NEIGHBOURHOOD PLAN REFRESH

78/25 Grey Belt sites.

The NPPF says *'For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.'*

Council considered whether any Green Belt in the parish could be designated as Grey Belt using the current NPPF criteria and agreed that any suggestions of Grey Belt area should be emailed to the Clerk. To be an agenda item at the April meeting.

79/25 Draft notes of the Neighbourhood Plan Refresh Working Group meeting with Deborah Bryson, Senior Planning Officer, VWHDC on Tuesday 18 February 2025.

Noted.

PLANNING

80/25 Draft minutes of the Planning Committee meeting held on Monday 17 February 2025.

Noted.

81/25 Submitted Planning Applications.

The Council would submit the following observations:

Table 2 List of planning application.

Ref	Planning application number	Address and proposal
i	P25/V0292/HH	29 Halls Close, Cumnor, Oxford OX2 9HR <i>Proposed single storey extension to create a shower space including installation of rooflight.</i> Supports.
ii	P24/V2567/S73	22 Norreys Road, Cumnor, Oxford OX2 9PT <i>Variation of condition 2 (approved plans) and 8 (access, park & turn in accord plan) on application P19/V1804/FUL to have two external parking bays rather</i>

Ref	Planning application number	Address and proposal
		<i>than the double garage. (Demolition of the existing bungalow and erection of a pair of semi-detached houses.)</i> Objects. See annex 2.
iii	P25/V0361/S73	G C Interiors, 146 Cumnor Hill, Cumnor, Oxford OX2 9PW <i>Variation of condition 6 on application P22/V2474/FUL to amend loading and unloading of goods on Cumnor Hill access (Outdoor BBQ display structure).</i> Objects.

82/25 Planning Inspectorate appeal decisions. Noted.

Table 3 List of Planning Inspectorate appeal decisions.

Ref	Appeal and planning application ref.	Address and proposal
i	App/V3120/W/2 4/3352920 P25/V0007/FUL	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> Appeal dismissed.

83/25 Withdrawn planning application(s). Noted

Table 4 List of withdrawn planning applications.

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

84/25 Permitted planning application(s). Noted

Table 5 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
i	P24/V2333/HH	1 The Park, Cumnor, Oxford OX2 9QS <i>Demolish single storey rear extensions. Erect first floor extension over garage and full width rear single storey extension. Alter window openings and render external walls. Alter access and parking. (Amended plans and additional information received 9 January 2025, reducing the size of the proposed extensions and Tree survey received 20 January 2025). (Amended plans received 29th January 2025- Changes to the proposed external materials)</i>
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>

85/25 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 on Tuesday 4 February 2025 with Stuart Walker, Major Applications Team Leader, VWHDC. Next scheduled meeting Tuesdays 4 March 2025 and 1 April 2025.
- b. Council registered as an interested party and submitted its Relevant Representation to PINS on 19 February 2025. The Relevant Representation has been published on the Councils website and emailed to the residents distribution list, County Councillors, District Councillors, Stop Botley West, Layla Moran MP and relevant impacted parishes in WODC and Cherwell DC.

i. Red House Farm 49.99Mwe solar power station.

- a. Council noted that the Red House Farm planning application had been resubmitted as [P24/V2489/FUL](#). Closing date 21 March 2025, email notification on 29 March stated on the VWHDC website.
 - b. Council noted that as both consultation end dates fall before the next full Council, the Planning Committee meeting on 17 March 2025 will need to have Council's response on its agenda. Depending on how much of the application is the same as the 2023 one, this potentially gives insufficient time for Council to make a full assessment of the application and prepare its response. Council to ask for an extension allowing the application to be considered at its 7th April meeting
 - c. DC Judy Roberts would call in the planning application.
- ii. **National Grid's Farmoor Substation.**
- a. No new update.

ITEMS FOR INFORMATION.

86/25 Parish Ward information from Councillors.

- i. Gary Mason reported that Closes Pavilion was not being maintained properly and a quotation for roof work was required.

DATES OF FUTURE MEETINGS

87/25 Next meeting.

The next meeting would be held **on Monday 7 April 2025 at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

Further meetings would take place in **2025** on **Monday** 12 May, 2 June, 30 June, 4 August, 8 September, 6 October, 3 November and 1 December and in **2026** 5 January, 2 February, 2 March and 13 April.

The Annual Parish Meeting would take place on **Tuesday 6 May 2025 at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court** and **Tuesday 5 May 2026 at 7.30pm venue TBC.**

The meeting closed at 9pm.

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

Annex 1.

Council Mondays 7.30pm Fogwell Road Pavilion, Dean Court	Planning Committee Mondays 7.30pm Fogwell Road Pavilion, Dean Court	Environment and Amenities Committee Tuesdays 7.30pm Closes Pavilion, Appleton Road, Cumnor	Finance and General Purposes Committee Tuesdays 7.30pm Fogwell Road Pavilion, Dean Court
2025	2025	2025	2025
12 May	19 May		20 May
2 June	16 June		
30 June	21 July	22 July	
4 August	18 August		
8 September	15 September		
6 October	20 October	14 October	21 October
3 November	17 November		
1 December	15 December		
2026	2026	2026	2026
5 January	19 January	20 January	
2 February	16 February		
2 March	16 March		
13 April	27 April	14 April	

Tuesday 5 May - AGM			
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