CUMNOR PARISH COUNCIL
Minutes of the Annual Meeting of the Cumnor Parish Council
on Monday 13 May 2024 at 7.30pm
held in Fogwell Road Pavilion, Fogwell Road, Dean Court.

In attendance.
Council. Tom Christophers, Chairman, Laurence Waters, Vice-Chairman, Basil England, Alison Jenner, Gary Mason, Judy Roberts, Ray Stone, Oliver Wright and Tina Brock, Clerk.
County Councillors. Judy Roberts.
District Councillors. Scott Houghton and Judy Roberts.
Visitors. 2.

116/24 Election of Chairman.
The retiring Chairman asked for nominations for the office of Chairman. Tom Christophers was proposed by Laurence Waters and seconded by Gary Mason. There being no other nominations Tom Christophers was duly elected to the office of Chairman. The Chairman signed the Declaration of Acceptance of Office.

117/24 Election of Vice-chairman.
The Chairman asked for nominations for the office of Vice-chairman. Laurence Waters was proposed by Gary Mason and seconded by Oliver Wright. There being no other nominations Laurence Waters was duly elected to the office of Vice-chairman. The Vice-chairman signed the Declaration of Office.

118/24 Apologies for Absence.
Paula Lopez (prior commitment) and Chris Westcott (prior commitment). Council resolved to approve these apologies.

119/24 Declaration of Interests. None.

120/24 Variance of Order of Business. None.

121/24 Annual Review of Councillors Register of Members Interests.
Councillors were reminded that, under the Council's Code of Conduct, Councillors were required to set out their interests under the appropriate headings and to make amendments when appropriate. Details are held on the Vale of the White Horse District Councils website and amendment forms were available from the Clerk.

122/24 Council's Santander and Unity Bank Signatories.
Council RESOLVED to approve the continuation of the existing 3 current bank signatories Tom Christophers, Judy Roberts and Chris Westcott.

123/24 Council Terms of Reference.
Council reviewed the TOR's and agreed to remove the dissolved Ox/Cam Expressway and Road Safety Working Parties.

124/24 Council Procedures, Polices, Information and Guidance Documents.
Council noted that the next review date is October 2025. OALC, NALC and SLCC websites are regularly checked by the Clerk for updates. https://cumnorparishcouncil.org.uk/policies

125/24 Financial Regulations.
Council noted that the Financial Regulations were reviewed and approved at the Finance and General Purposes Committee meeting held on Tuesday 23 April 2024 minute 07/24.

126/24 Standing Orders.
Council reviews and approved the Standing Orders

127/24 Register of Assets 2023/2024.
Council noted that the Register of Assets was reviewed and approved at the Finance and General Purposes Committee meeting held on Tuesday 24 April 2024 minute 09/24.

128/24 Financial Risk Assessment 2023/24.
Council confirmed that the Risk Assessment 2023/2024 was reviewed and completed by the Finance and General Purposes Committee on meeting held on Tuesday 23 May 2023 minute 08/23 and approved by Council at a meeting on 5 June 2023 minute 174/23.

129/24 Subscriptions, Direct Debits and Standing Orders.

i. Council reviewed and approved the following subscriptions for 2024/25: Oxfordshire Association for Local Councils, Campaign for the Protection of Rural England, Open Spaces, Society of Local Councils, Oxfordshire Neighbourhood Plans Alliance and Oxfordshire Green Belt Network.

ii. Council reviewed and approved the following direct debits for 2024/25: Vale of White Horse District Council – brown bin at the Council's Burial Ground, Eurosolve – Microsoft 365, ICO – data protection and BT – office phone bill.

iii. Council reviewed and approved the following Standing Orders for 202/25; Thames Water – yearly rent for Mayfield Road Playing Field lease, Oxford University – yearly rent for Fogwell Road Playing Field lease and Clerks monthly salary.

130/24 Appointments to Council Committees/Subcommittees/Steering Groups/ Working Parties and Outside Bodies. Annex 1

Council resolved to appoint Councillors to the above as per Annexe 1 attached.
Committee Chairmen and Playground Monitors would be appointed at the next meeting of the individual Committees. The Chairman and Vice-chairman were ex-officio members on all the Committees.

131/24 Future dates of Council and Committee meetings 2023/2024. Noted.

COUNCIL

132/24 Minutes of the Meeting of the Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 8 April 2024.

133/24 Minutes of the Annual Parish Meeting for the Cumnor Parish Council.

Council resolved to adopt the minutes of the meeting held on Tuesday 7 May 2024.

134/24 Matters Arising from the Minutes. None.

135/24 Clerk's Newsletter and Addendum. Received

i. Payment of Accounts. Approved as per minute 136/24.

136/24 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	*Income received;*	*Description*	*Total (£)*
2 CIL	*VWHDC*	*CIL receipts*	*6,957.62*

Table 2 List of receipts.

Statutory Power	**Payments now due:**	**Description**	**Total (£)**
15,SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,130.63
DD Telecom Act 1984 s97	EE	Mobile phone	6.84
16 Public Health Act 1936 s260	Hill End Outdoor Education Centre	Grant	500.00
17	T Brock	Petty cash advance	183.95
DD Telecom Act 1984 s97	EE	Mobile phone	7.38
18a LG (Misc Prov) Act 1976 S19	MRH Services	Service inspection of play parks, repairs to Climber Frame and new cradle seat chains @ Pinnocks park	687.30
18b LG (Misc Prov) Act 1976 S19	MRH Services	Repairs to Spring Donkey @ Glebe park and new chain links to Rotary Swing @ Fogwell park	
DD LGA1972 s143	Information Commissioners Office	Data protection fee	35.00
19a Public Health Act 1875	Total Pest Control	Quarterly mole control – Mayfield Field	209.38
19b Public Health Act 1875	Total Pest Control	Quarterly mole control – Closes field	
20 LGA1972 s143	Community First	Membership	85.00
21a 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 grass verge.	2,361.60
21b LG (Misc Prov) Act	Ady Podbery Grounds	Grass cutting, litter picking and weed	

1976 S19	Care	treatment at play parks.	
21c Highways Act 1980 LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Grass cutting burial ground, play parks and grass verge. Litter picking, raking sand and weed treatment at play parks	
22 Open Spaces Act 1906	Nicholsons	Tree survey	1,800.00
23 LGA1972 s111	Critchleys	Quarter end procedure & SAGE Business Cloud fee	239.11
24 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning	Fogwell Pavilion clean – April	96.00
DD LGA 1972 s111	Eurosolve	Web hosting	180.00

Notes.

i. After all payments/receipts are accounted for the Unity Bank account will be in credit at £67.233.13..
ii. After all payments/receipts are accounted for the Santander Community Account will be in credit at £78,103.01.
iii. The Council has the following debtor for 2023/24: HMRC (Reclaimable VAT) £.12,245.10.
iv. The Council has the following debtor for 2024/25: HMRC (Reclaimable VAT) £860.12.
v. The Santander Corporate account as of 17 April 2024 held a credit balance of £78,414.44..
vi. BlackRock investments of £39.87 received and sent to COIF deposit account.

137/24 Public Presentation. None.

REPORTS

138/24 Report from County Councillor(s).

DC Roberts submitted a written report.

General OCC.

Cycling and walking

OCC has approved its map for a 'Strategic Active Travel Network (SATN)'. The map has straight line walking and cycle routes between settlements in Oxfordshire and towns/villages in neighbouring counties. Cabinet approved progressing to 'stage 2' – translating the straight-line network into on-the-ground alignments, design and costing.

Ofsted: OCC's children's service rated as 'good' and praised for improvements made.

Household Waste: HWRCs will no longer be open Thursday evenings.

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.

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 25 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:

Oxford's Local Nature Recovery Strategy – Phase 2 map - closes on 9th June 2024.

Sustainable School travel – closes on 2nd June 2024.

Oxford Traffic Filters - open Teams meeting briefing on 5th June 2024.

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
A lot more going on over the summer!

139/24 Report from District Councillor(s). None.

140/24 Report from Representatives on Outside Bodies.

- **i.** Cumnor Minors Football Club meeting on Monday 28 April 2024. Gary Mason attended the meeting and reported that the members discussed updating the pavilion and carrying out works to increase car parking. The Clerk and Gary Mason would arrange to meet with the Chair of the football club to discuss.
- **ii.** Draft minutes of the Parish Transport Representative meeting held in March 2024. Received.

TRAINING

141/24 OALC Training Programmes.

- **i.** Laurence Waters would attend the virtual OALC Councillor Forum on Tuesday 14 May 2024 at 9.30am.
- **ii.** Council resolved to approve the expenditure of £45 + VAT for the Clerk to attend the SLCC Keeping on top of Website Accessibility Compliance on 29 May 2024.

COUNCIL

142/24 Price increases.

Council resolved to approve the following price increases.

- **i.** MRH Services price increase for inspections of 6 play parks of £1.42 for visual inspections and £3.25 for service inspections.
- **ii.** The Bin Man price increase for cleaning 17 bus shelters of £5.
- **iii.** Total Pest Control price increase of 6.5%.

143/24 Draft Co-option policy and procedure.

Council resolved to approve the policy and procedure.

144/24 Thames Water lease of land at Mayfield Road, Farmoor.

Council resolved to approve the draft lease.

145/24 Draft Reserves policy.

Council resolved to approve the policy.

FINANCE

146/24 Draft minutes of the Finance and General Purposes Committee meeting held on Tuesday 23 April 2024.

Received.

147/24 Financial Risk Assessment 2024/2025.

Council resolved to approve the RA reviewed by the Finance and General Purposes Committee meeting on Tuesday 23 April 2024 minute 08/24.

148/24 Expenditure.

Council resolved to approve the following expenditure.

- **i.** Insurance. Council resolved to approve the quote from Gallagher of £5,189.19.
- **ii.** Portable Appliance Tester £255 + VAT. Funds to come from the Recreation budget.
- **iii.** Tim Light to carry out the independent examination of the Cumnor Public Purposes Charity of £295.

149/24 Grants.

Council resolved to approve the following.

- **i.** North Hinksey Parish Council Skatepark project. (LG (misc prov) Act 1976 s19). Council discussed the project and agreed to support the project in principle. The suggestion to use the CIL funds was discussed and the Clerk would confirm whether the CIL received can be spent outside of Cumnor Parish. It was also suggested that the grant could be funded by the Cumnor Public Purposes Charity. Council resolved to defer the request until clarification on whether the funds could come from CIL funds or the Cumnor Public Purposes Charity.

2 visitors left the meeting.

ii. Enrych Oxfordshire (LGA1972 s137) grant of £500.

ENVIRONMENT AND AMENITIES

150/24 Draft minutes of the Cumnor fit for the future Steering Committee meeting held on Thursday 4 April 2024.

Received.

151/24 Draft minutes of the Environment and Amenities Committee meeting held on Tuesday 16 April 2024.

Received.

152/24 Update on other current matters. None.

PLANNING

153/24 Draft minutes of the Planning Committee held on Monday 22 April 2024.

Received.

154/24 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/V0262/FUL amended details	20 Pinnocks Way, Dean Court, Oxford OX2 9DG *Proposed two storey side extension, Change of use of the property from a dwellinghouse (class C3) to a 7 bedroom HMO (use class Sui Generis) and provision of bin and bike storage, parking. (As amended by plans received 19 April 2024, reducing bedrooms from 8 to 7, amended extension, amended red line plan to include access and dropped kerb, amended parking layout, amended ownership certificate).* **Response.** Council supports Highways comments and would request that no work commences on the construction of the dwelling until the off-street parking issues are resolved.
ii	P24/V0762/HH	1 Hurst Lane, Cumnor, Oxford OX2 9PR *Part width one and a half storey front gable ended extension and a part width single storey flat roof rear extension.* **Response.** Council to recommend planning permission is granted subject to VWHDC Planning Officers satisfying themselves of compliant, • Provision of visibility splays and ability for vehicles to turn around in the front garden and leave the property travelling forwards, given that reversing onto Hurst Lane could prove a health and safety risk to pedestrians/cyclists (including pupils of Matthew Arnold School who use this route as access) And • Provision in line with Neighbourhood Plan Policies DBC1 and DBC3 (plus relevant policies in VWHDC Local Plan 2031) of cycle storage and refuse storage. **Relevant Neighbourhood Plan policies** DBC1 and DBC3.
iii	P24/V0571/FUL amended details	16 Cumnor Hill, Cumnor, Oxford OX2 9HA *Demolition of existing dwellinghouse. Erection of 2 no detached dwellinghouses with associated works including landscaping. (As amplified by additional*

Ref	Planning application number	Address and proposal
		information received 19/3/2024 and amended plans and additional information received 2/5/2024.) **Objects.**

Cumnor Parish Council objected to this planning application in a response published on the VWHDC website on 9th March 2024.

This is an updated response to the amended plans as published by VWHDC on 2nd May 2024

For ease of reading, amendments to the 20th February response 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 amended application the disposal of Foul Sewage is still shown on the Application form as 'unknown' but the document *Drainage Layout drwgno 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.**

Ref	Planning application number	Address and proposal

- **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.

FRONT ELEVATION (SOUTHEAST)

REAR ELEVATION (NORTHWEST)

Ref	Planning application number	Address and proposal

Amended Site Plan (above) with current house in blue

Front and rear elevations of House 1 (above)

Front and rear elevations of House 2 (below)

FRONT ELEVATION (SOUTHEAST)

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

Plan Receiver Comments

Ref	Planning application number	Address and proposal

- 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 site 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.

Ref	Planning application number	Address and proposal

- 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%
	Hedgerow units	24.86%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Total net gain achieved is less than target set ▲

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 *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

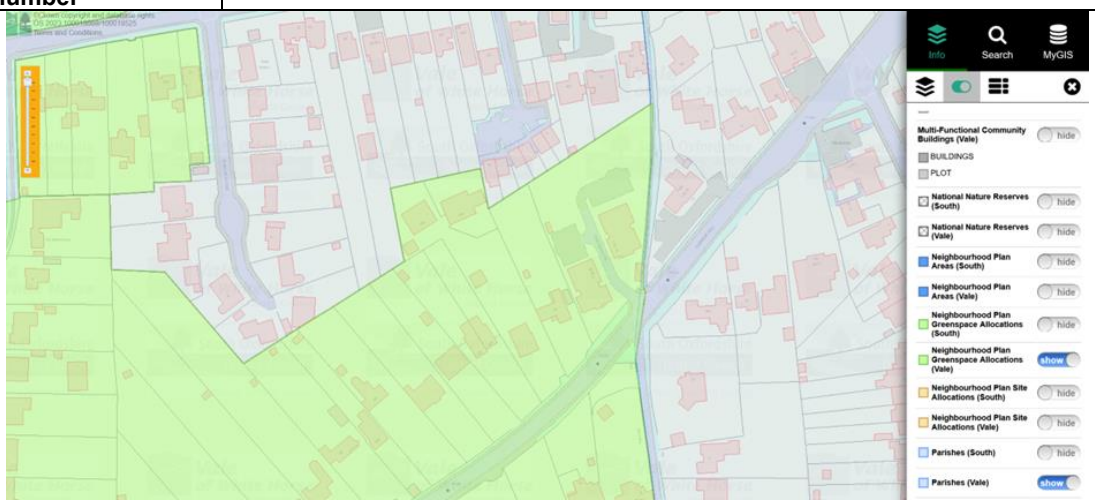
- The Planning statement (para 4.1) states '*The site is on Cumnor Hill but is for all intents and purposes known as part of Botley'*. The applicant had previously referred to the site being in N Hinksey Parish in P23/V2115/O

- 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'.

Ref	Planning application number	Address and proposal



- 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.

Ref	Planning application number	Address and proposal

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

Recommends this application for **APPROVAL** :	
Has a **RESPONSE** to this application :	
OBJECTS to this application :	**X**

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

Ref	Planning application number	Address and proposal

topography;

- **The amended application still 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 foul water and/or surface water pumped systems beyond statements about installing twin pumps – so ineffective if there is a common mode failure such as loss of power supply/blockage etc.

  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 90 m^3 of water, that's 90 tonnes of water. No details of provided on the impact of that on immediately adjacent dwellings in Martins Close.

- 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).

Neighbourhood Plan

If you have an emerging or adopted Neighbourhood Plan does it support your view on this application?

Yes	**X**
No	

If so, please give details of the relevant section: Made neighbourhood Plan Policies DBC1, DBC3, DBC5, RNE2 and supporting housing needs/provision assessment paras 116-127.

155/24 To note permitted planning application(s). Noted.

Table 4 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
1	P24/V0162/HH	96 Cumnor Hill, Cumnor, Oxford. OX2 9HY *Demolition of garage and erection of detached outbuilding to accommodate garage and loft storage (as amended by plans received 27 February and by revised description agreed 1 March 2024)*
2	P24/V0511/HH	55 Appleton Road, Cumnor, Oxford OX2 9QH *Roof extension, internal alterations, and changes to fenestration. Installation of external insulation and render, green roof, solar PV panels, and 5 no. skylights. Demolition and replacement of existing garage.*

156/24 Certificate of Lawful Development Application. Noted.

Table 5 Certificate of Lawful Development application.

Ref	Planning application number	Address and proposal
1	P24/V0904/LDP	58 Hurst Lane, Cumnor, Oxford OX2 9PR *Erection of a single storey garage building and erection of a single storey pool building.*
2	P24/V0857/LDP	22 Norreys Road, Cumnor, Oxford OX2 9PT *Construction of an indoor swimming pool and changing room, and a connecting wall for privacy.*
3	P24/V0949/LDP	96 Cumnor Hill, Cumnor, Oxford OX2 9HY *Erection of two outbuildings, one to serve as an Art Studio and the second to accommodate a swimming pool, changing rooms, gym and activity room.*

157/24 To note refused planning application(s). Noted.

Table 5 List of refused planning applications.

Ref	Planning application number	Address and proposal
1	P24/V0007/FUL	108 Cumnor Hill, Cumnor, Oxford OX2 9HY *Proposed new C3 Dwelling house within curtilage of dwelling 108 Cumnor Hill including engineering works to the embankment. (As amplified by additional information received 19 March 2024.)*
2	P24/V0325/FUL	134 Cumnor Hill, Cumnor, Oxford OX2 9PH *Erection of detached part single part 2 storey dwelling house with home workshop. Erection of bin and bike stores/energy hub building. Car parking provision. Improved visibility splays to existing vehicular access. Landscaping of the site.*

158/24 Proposed Industrial installation (Solar Power Station) for the production of electricity on Green Belt land.

i. Proposed 'Botley West' solar power station.

a. Notes from the meeting with Stuart Walker, Major Applications Team Leader, VWHDC on Tuesday 16 April 2024. Noted.
Next scheduled meetings are Tuesday 14 May 2024 and Tuesday 11 June 2024.

b. Council noted that it has written to two Oxford City Councillors to ascertain whether they – or their constituents – have been consulted by PVDP, and if not what their views are, given the proposed widespread industrialisation of the Oxford Green Belt by the proposal.

c. Oliver Wright reported that he had contacted Karen Squibb-Williams, Chair of Trustees, Stop Botley West and Vice-Chair of UK Solar Alliance to request information on the extent Botley West developers consulted with the residents of Oxford.

ii. Land West of Red House Farm, Farmoor.

a. Council noted that VWHDC's website has been updated again and now states that a decision on this application will be made by 31st July.

b. Council noted that VWHDC continues to post new copies of the photocopied 'flyer' supporting the application on the application's webpage. With the exception of the previously discussed response from Macclesfield it seems that so far all the photocopied support statements come from the OX14 postcode in Abingdon.

c. Council noted that VWHDC has posted another technical document on the application's website from the developer. This amendment (3355 RedHouse NTS FV2.pdf) appears to be a 16 page non-technical summary of the Environmental Statement. It is dated November 2023, the same month as this application was registered by VWHDC. One of Council's Plan Receivers has read the document and assesses that it doesn't requires a further amended response from Council at this stage.

159/24 Items for next month's agenda.
Tenis Courts at the Closes Field.
Speed calming around the Village and Tumbledown.

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.
160/24 Confidential Matters. None.

DATES OF FUTURE MEETINGS
161/24 Next meeting.
Further meetings will take place in **2024** on Tuesdays: 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
The Annual Parish Meeting will take place on **Tuesday 6 May 2025 venue to be confirmed.**

The meeting closed at 9.25pm.

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

Annex 1

Cumnor Parish Council Committees 2024/2025

Committee	Members
Cumnor Public Purposes Charity	All members of the Council are Trustees
Environment and Amenities (8 members)	Basil England Alison Jenner Paula Lopez Judy Roberts Ray Stone Chris Westcott
Finance and General Purposes (5 members)	Alison Jenner Paula Lopez Gary Mason Chris Westcott
Fogwell Road Pavilion Management (3 members)	Alison Jenner Judy Roberts Gary Mason
Planning (3 members inc 4 plan receivers	Judy Roberts Basil England **1 vacancy**
Plan receivers	Laurence Waters - Dean Court and lower Cumnor Hill/Stanville Road Chris Westcott- Upper Cumnor Hill Share btwn plan receivers - Cumnor Village and Henwood Gary Mason - Farmoor
Appeals subcommittee (4 members) Not Chairman, Vice-chairman or mentor	Alison Jenner Paula Lopez Gary Mason Oliver Wright

Committee	Members
Personnel subcommittee (4 members) Not Chairman, Vice-chairman or mentor.	Paula Lopez Gary Mason Ray Stone Chris Westcott
Cumnor Fit for the Future Working Party	Alison Jenner Ray Stone
Strategy Working Party	Tom Christophers Gary Mason Laurence Waters Chris Westcott
Ad hoc Cumnor Parish News writing group	Tom Christophers Alison Jenner Chris Westcott **1 vacancy**

The Chair and Vice Chair are ex–officio on all Committees apart from the Personnel and Appeals Committees.
(The Council Chair chairs the Finance and General Purposes Committee)
The Chairs of all other Committees are appointed at the first meeting of the committee following the Council's Annual Meeting.

Outside body	Representative
Brize Norton Local Consultative Working Group	Judy Roberts and Chris Westcott
Cumnor CofE School	Tom Christophers (4 year term)
Cumnor Conservation Group	Chris Westcott
Cumnor Minors FC & Closes Field Pavilion	Gary Mason
Cumnor Old School Charity Trust	Alison Jenner (4 year term – 1 representative)
Cumnor Village Hall	Alison Jenner
Dean Court Community Centre Association	Judy Roberts
Farmoor Village Hall	Ray Stone
Botley Traffic Advisory Committee	Alison Jenner
Parish Transport Representative	Alison Jenner