

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

In attendance.

Council. Tom Christophers, Chairman, Laurence Waters, Vice-Chairman, Basil England, Dona Foster, Alison Jenner, Ray Stone, Chris Westcott, Oliver Wright and Tina Brock, Clerk.

County Councillors. James Plumb

District Councillors. Scott Houghton.

Visitors. Dick Mayon-White, Chair Cumnor Conservation Group.

295/25 Apologies for Absence.

Paula Lopez (prior commitment), Gary Mason (prior commitment) and Judy Roberts (prior commitment). Council resolved to approve these apologies.

296/25 Declaration of Interests. None.

297/25 Variance of Order of Business.

Council approved bringing forward of the agenda item 8i Cumnor Hurst SSSI..

298/25 Minutes of the Meeting for the Cumnor Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 6 October 2025.

299/25 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 300/25.

300/25 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 received.

Statutory Power	Receipts received	Description	Total (£)
21 VAT Act 1994 s33	Inland Revenue	VAT reclaim quarter 2	2,907.67

Table 2 List of receipts.

Statutory Power	Payments now due:	Description	Total (£)
79 SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,400.74
BACS LGA 1972 s111	Unity Bank	Sept bank charges	8.85
80 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning Services	Sept clean of pavilion	48.00
DD Telecom Act 1984 s97	BT	Office and broadband	139.52
81 LGA 1972 s137	Cumnor Pre-school	Grant	1,000.00
82 LG (misc prov) Act 1953 s4	The Bin Cleaners	Quarterly clean of 17 bus shelters	680.00
DD	EE	Sept mobile	22.98
83a Public Health Act 1875	Total Pest Control	Quarterly mole control Mayfield Road	209.38
83b Public Health Act 1875	Total Pest Control	Quarterly mole control Closes Field	
84 LGA1972 s111	Gravita	Quarter 2 Vat return + Sept SAGE fee	95.69
85a Highways Act 1980 LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Grass cutting, litter picking, cutting Beech hedge and raking sand pit at various sites	2,570.40
85b LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting and litter picking at play parks	
85c Highways Act 1980 LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Grass cutting, litter picking and raking pea shingle at various sites	
85d Open Spaces Act 1906	Ady Podbery Grounds Care	Cut back foliage at Swinford Lock	

Notes.

- i. After all payments/receipts are accounted for the Unity Bank account will be in credit at £51,111.50.
- ii. After all payments/receipts are accounted for the Santander Community Account will be in credit at £62,980.87
- iii. The Council has the following debtor for 2025/2026: HMRC (Reclaimable VAT) £3,072.57 – reclaimed quarter 2 VAT £2,907.67 + £514.33 = £679.23..

301/25 Public Presentation. None.

COUNCIL

302/25 Cumnor Hurst SSSI

i. Unit 2.

Council considered and resolved to nominate the site as an Asset of Community Value. Council discussed a suggestion from residents to engage with another college who previously offered to buy an adjacent land parcel, partly using funds from local residents, and in return for those funds grant a restrictive covenant preventing development for 100 years. Council agreed that it wanted to safeguard the site in perpetuity through owning the freehold.

There had been no response from All Souls College regarding Council's offer in principle for the freehold of unit 2. The Clerk would contact the Bursar for an update.

Pledges had been received, and the Clerk had applied for gift aid registration for the Public Purposes Charity.

Flyers with a screenshot of the location of the site would be produced and distributed to local residents and placed on Council noticeboards.

ii. Unit 1.

Dick Mayon-White informed Council that matters were progressing.

Dick Mayon-White left the meeting.

REPORTS

303/25 Report from County Councillor(s).

CC Plumb submitted a written report.

Congestion Charge - update

The Congestion Charge scheme came into effect on Wednesday 29 October 2025 and the County Council has confirmed that there will be an initial six-week grace period in place, during which drivers caught for the first time going through one of Oxford's Congestion Charge points without a permit will receive a letter, rather than a fine. Under the scheme, I noticed that the parish of Cumnor is split, with Dean Court and Cumnor Hill falling under the 'Oxford Permit Area' and Cumnor Village and Farmoor falling into the 'Oxfordshire Permit Area'. I have submitted a question to the Cabinet Member for Transport Management asking if he will consider reviewing this, so that residents across the parish receive the same number of permits.

B4044 Road Safety Review

I asked for an update on the road safety review of the B4044 being carried out as part of the 'Vision Zero' project. The team are aiming to complete this work – including the implementation of any changes agreed following consultation – by the end of the 2026/27 financial year. The team were unable to give specific timings at this stage but noted the stakeholder consultation for the B4044 will likely be carried out early in 2026.

LOCAL GOVERNMENT REORGANISATION

Oxfordshire County Council has published its final proposals for local government reorganisation. Under the County Council's preferred scheme, a single unitary council would be established in Oxfordshire with estimated savings of £63 million annually. The proposal will be considered by Cabinet on 12 November 2025 and if agreed, will be submitted alongside the others to government by 28th November 2025. More information on the County Council's proposal is available here.

Oxfordshire Fire & Rescue Service

Oxfordshire County Council is consulting on proposals to change how the Fire & Rescue Service operates, open until 20 January 2026. The plans aim to adjust staffing and resources to better match demand, improve response times during the day, and ensure the service remains sustainable, although some concerns have been raised about potential station closures, reduced night-time cover, and the removal of certain vehicles. Residents can review the proposals and share feedback via the Let's Talk Oxfordshire website.

CC Roberts submitted a written report.

General OCC.

The congestion charge started on the 29 October 2025 and although this is half term week, there has been a reduction in the number of cars on the city's roads between the beginning and end of the week. People will receive a warning letter for their first offence in the first 6 weeks of the scheme.

Traffic and Highways.

The current pedestrian route for Botley Road will now stay in place until the new south pedestrian route is opened on the 1 September 2026. There will be a change for the 8 day closure at the end of January 2026 when we will walk through the closed half of the station on a temporary bridge.

[Oxford Station Enhancements Project update](#)

The works by Thames Water to replace the damaged water main to the City will continue until December 25 with intelligent traffic lights and a one lane closure over Osney Bridge for the rest of the year. There is some information that this work may now continue until June 2026.

There are two pilot schemes that have been looking at HGV movements in the Henley and Windrush areas. There is a third scheme being proposed to look at the HGV movements for the Standlake, Eynsham to Cumnor area which is welcomed

Consultations.

Let's Talk Oxfordshire.gov.uk website:

Name Oxfordshire's new gritters! - closes on 5 November 2025.

Cost of living support - residents' survey 2025 – closes on 17 November 2025.

Consultation on proposals to improve Oxfordshire's Fire and Rescue Service – closes on 20 January 2026.

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.

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 and you can change the timescale:

[Major current roadworks](#) This will tell you all the emergency works that have suddenly appeared with no notice.

304/25 Reports from District Councillor(s).

DC Houghton submitted a written report.

Joint Local Plan

Following the statement I provided in last month's report, there have been some further developments. The Minister for Planning and Housing wrote to the Chief Executive of the Planning Inspectorate urging the Planning Inspectorate to adopt an "appropriate degree of flexibility" during examinations. He wrote "the final set of local plans being delivered within the current system remain essential to facilitating the effective delivery of housing, jobs and infrastructure. It is therefore critical that Inspectors approach examinations of current system plans with the appropriate degree of flexibility. The evidencing of expectations to establish whether the legal and soundness tests have been met – including with respect to the Duty to Cooperate – should be proportionate to the context in which plans in the existing system are being prepared."

Following this, the Vale of White Horse and South Oxfordshire district councils have written to the inspectors asking them to reconsider their initial conclusions. [The full letter can be seen here.](#)

Local Government Reorganisation

The full proposal for the two-council option (Ridgeway Council, and Oxford and Shires Council) of local government reorganisation has now been published and will be submitted to the government later this month. Full details on this proposal can be found at <https://twocouncils.org/home>

Climate Action Fund

The list of projects to be funded by the 2025 edition of the Vale's Climate Action Fund has been published. This provides a total of £100,000 of grants to charities and community groups for the purposes of energy saving or nature recovery. The [full list of projects being supported](#) this year can be seen at the link below, but of particular local interest will be the funding for a floodplain meadow restoration project at the Long Mead Foundation, and for a new section of boardwalk at the Hinksey Heights Nature Trail.

305/25 Report from Representatives on Outside Bodies. None.

COUNCIL

306/25 Date of next meeting.

Council resolved to approve rescheduling the Monday 1 December 2025 Council meeting to Monday 8 December 2025..

307/25 Remembrance Day.

- i. Council resolved to approve setting up a Remembrance Day Working Party.
- ii. Council approved amendments to the Remembrance Day Working Party Terms of Reference with these amendments Council resolved to approve the TORs.

TRAINING

308/25 Training/Events.

Tom Christophers would attend the virtual OALC Councillor Forum on Monday 10 November 2025.

FINANCE

309/25 Draft minutes of the Finance and General Purposes Committee meeting held on Tuesday 21 October 2025.

Received.

- i. Council resolved the following recommendations from the Finance and General Purposes Committee.
 - a. Not to approve the recommendation to approve expenditure to meet the legal fees of £5,000 for the transfer of Unit 1 Cumnor Hurst SSSI to Council. Council resolved to request expenditure from the Cumnor Public Purposes Charity.
 - b. To approve the following amended/updated policies/statements: Accessibility Statement, Disciplinary Policy, Freedom of Information Policy, Grievance Policy, Scheme of Delegation and Social and Digital Media Policy.

310/25 Risk Assessment 2025/2026.

Council resolved to approve the Risk Assessment reviewed by the Finance and General Purpose Committee on Tuesday 21 October 2025.

311/25 Expenditure.

Council resolved to approve expenditure of £263.75 + VAT for Glasdon to supply a Tidybear bin to be installed at The Glebe play park.

312/25 Internal Auditor 2025/2026.

Council resolved to appointing Lisa Wilkinson as internal auditor for the year ending 31 March 2026 for a fee of £300 as set out in the letter of engagement.

313/25 Draft estimates 2026/2027.

- i. Following Councils decision to not pay for the legal fees for the transfer of Unit 1 Cumnor Hurst SSSI the estimates would need to be amended.
- ii. Council resolved to approve the recommendation from the Finance and General Purposes Committee that Council to move fund from the Burial Dedicated Reserves to the Closes Pavilion and Strategy Dedicated Reserves. Table 5 of the draft estimates would be amended and brought back to Council for approval.
- iii. Council approved the estimated expenditure for 206/2027 of £110,740 and estimated income for 2026/2027 of £114,740.
- iv. Council resolved to approve setting the precept 2026/2027 at £105,000.
- v. Council resolved to approve the 3 year plan.

314/25 Grants.

Council resolved to approve the following grants.

- i. Royal British Legion Poppy Appeal (LGA 1972 S137) £100 for a Remembrance Sunday Wreath..
- ii. Citizens Advice Oxfordshire (LGA 1972 s142) £800 towards providing crucial information and advice services to residents of the parish.

ENVIRONMENT AND AMENITIES

315/25 Draft minutes of the Environment and Amenities Committee meeting held on Tuesday 14 October 2025.

Received.

316/25 Ad-hoc cutting of grass verges in the parish. None.

NEIGHBOURHOOD PLAN REFRESH

317/25 Draft minutes of the Neighbourhood Plan Refresh Working Party meeting held on Monay 27 October 2025.

Received.

- i. Council resolved to approve the following recommendations from the Neighbourhood Plan Refresh Working Party.
 - a. That ONH draft additional wording for the existing policy EBC2 (Farmoor Reservoir) in respect of ‘floatovoltaics’, to ensure:
 - No harm to biodiversity, including migratory and native birds
 - No loss of recreational value from activities such as walking, fishing, sailing etc.
 - b. Aside from the building-to-plot ratio, measurements will not be included within the design code wrappers (which will now be referred to as design principles)
 - c. That existing character assessments should be more visible and integral to the planning policies with the objective of requiring applicants to demonstrate use of the character assessments in their designs.
 - d. As per currently resourced ONH workplan agreed by Council, tighten/re-word current CNP planning policies and place within ‘design principles’ in light of evidence accumulated thus far, including current policy successes/weaknesses and evolving National Planning Policies (e.g. grey belt’, NSIP etc.) and local government Local Plans
 - e. To request a view from ONH as to whether improving the current ‘greater than 12 rule’ for affordable housing could be changed to a lower number (with the intention of making developments of less than 12 dwellings provide affordable housing) without jeopardizing Council’s stated direction of ‘material changes that do not change the nature of the plan’, so minimising the cost/timescale/rejection risk of a referendum

PLANNING

318/25 Draft minutes of the Planning Committee meeting held on Monday 20 October 2025.

Received.

319/25 Submitted Planning Applications.

The Council would submit the following observations:

Table 3 List of planning application.

Ref	Planning application number	Address and proposal
i	P25/V0921/O amended details	<p>16 Cumnor Hill, Cumnor, Oxford OX2 9HA</p> <p><i>Demolition of existing dwellinghouse and proposed erection of building comprised of 7no. flats and associated landscaping and access works (as amended by plans reconfiguring bin store and visitor parking received 18 June 2025 as amplified by flood risk statement received 18 June 2025, and as amended by plans setting down rear part of building, altering design of elevations, reconfiguring roof and openings and internal layout received 10 October 2025).</i></p> <p>Object.</p> <ol style="list-style-type: none"> 1. As set out in Council’s objection dated 6th June this application is contrary to policies CP37 of Vale of White Horse Local Plan 2031 Part 1 and policies DBC1, DBC3, DBC5 and RNE2 of the Cumnor Neighbourhood Plan by virtue of: <ul style="list-style-type: none"> • Its scale and massing • the development failing to respond positively to the site and its surroundings; • failing to integrate appropriately to its surroundings • failing to properly reflect the local characteristics which led to the area’s protective designation (Neighbourhood Plan Policy DBC5).

Ref	Planning application number	Address and proposal
		<ul style="list-style-type: none"> • Non-compliant/absent flood risk assessment as required by Neighbourhood Plan Policy RNE2. Copying a webpage from the Environment Agency website (Flood Risk statement June2025) is not compliant with RNE2 - see also Council's comments on VWHDC drainage engineer report below <p>2. Following its further objection dated 22nd July, Council notes that the applicant (according to the VWHDC Planning portal) has superseded the site plans proposed in the original application and the 6th June modification but that no new site plan has been proposed in the 10th October amendment.</p> <p>Therefore, Council has no evidence to support withdrawing its 22nd July additional grounds for objection and notes that the application as now constituted does not address either the objections/adverse comments of the South and Vale Drainage engineer (dated 10/09/25 and 31/07/25) or those of the OCC Highways Officer (14/05/25)</p> <p>Relevant Neighbourhood Plan policies Cumnor Neighbourhood Plan Policies that support these objections are: DBC1 General Design Principles in the Parish DBC3 Design in the Low Density Areas DBC5: Lower Cumnor Hill/Third Acre Rise Area of Special Local Character RNE2: Flood Risk – see especially the policy interpretation paras 111-114. (as an example of a planning application that has undertaken a flood risk assessment see P25/V1255/FUL for 75 Cumnor Hill approved 5/09/25)</p>
ii	P25/V1448/S73	24 Arnold Way, Cumnor, Oxford OX2 9JB <i>Variation of condition 2 (approved plans) on planning application P24/V1350/HH – omitted windows and relocation of skylights. Front double storey extension with loft conversion and rear first floor gable window.</i> Support.
iii	P25/V1946/HH	Bredon Lodge, Cotswold Road, Cumnor, Oxford OX2 9JG <i>Creation of first floor to existing bungalow, with associated works to roof form and fenestration arrangement. Single storey rear extension and garage conversion. New detached garden room.</i> Support.

320/25 Permitted planning applications. Noted.

Table 4 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
i	P25/V1563/HH	West Acre, Faringdon Road, Cumnor, Oxford OX2 9QY <i>Proposal to install a metal external staircase on the north elevation of our existing garage building to provide external access (as amended by additional plan received 22.09.25)</i>
ii	P25/V0986/FUL	Rhamnous, Cotswold Road, Cumnor, Oxford OX2 9JG Application proposal, including any amendments : <i>Demolition of the existing dwelling. Erection of replacement self-build dwelling, with associated parking and landscaping. Installation of solar PV. Installation of air source heat pump (as amended by plans submitted on the 05 September 2025).</i>
iii	P25/V1333/LB	The Farmhouse incorporating 5 Lower Whiteley Farm, Lower Whitley Farm, Farmoor, Oxford OX2 9NX <i>Replace old windows with new crittal windows replace old crittal and wooden doors with flood doors (amended plans rec'd 24/9/2025).</i>
iv	P25/V1823/HH	12 Cumnor Rise Road, Cumnor, Oxford OX2 9HD <i>Erection of a first floor side extension and the conversion of the existing garage to living accommodation with associated external alterations.</i>

Ref	Planning application number	Address and proposal
v	P25/V1899/HH	82 Eynsham Road, Dean Court, Oxford OX2 9BX <i>Timber frame garage with log store located in front garden.</i>

321/25 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 with Stuart Walker, Major Applications Team Leader, VWHDC on Tuesday 14 October 2025 The next meeting is scheduled for 4 November 2025.
- b. Council noted the four responses to the Examining Authority (ExA) submitted for Deadline 6 (23:59 on 20 October 2025) had been published by the Planning Inspectorate (PINS) and on the CPC website [Cumnor Parish Council’s submission to Issue Specific Hearing 2](#); [Cumnor Parish Council’s submission to Open Floor Hearing 3](#); [Cumnor Parish Council’s submission on the Examining Authority’s proposed schedule of changes to the draft Development Consent order](#) and [Cumnor Parish Council’s Comments on any other information and submissions received at Deadline 5 \(D5\)](#)
- c. Council would need to submit its next written responses for Deadline 7 by 23:59 on 10 November 2025. Council resolved to respond to the following.
 - **Comments on responses to the Examining Authority’s proposed schedule of changes to the draft Development Consent Order (dDCO)**
 - **Comments on any other information and submissions received at D6**
 - **Closing Statements from IPs and APs**
- d. Community Benefits update. Oliver Wright said that a meeting had been scheduled for the end of the month.
- e. Council resolved to approve an email to the residents ‘solar’ distribution list ahead of Deadline 7 and writing to Layla Moran MP requesting that she writes to the ExA supporting Council’s closing statement and reiterates her previous position that the whole of the southern site be removed from the application.

ii. Land West of Red House Farm, Farmoor.

- a. Awaiting decision.

iii. National Grid’s Farmoor Substation.

- a. No update.

CONFIDENTIAL MATTERS.

322/25 Clerk’s appraisal 2025.

Council noted the appraisal.

The Clerk left the meeting during this item.

323/25 Items for next month’s agenda.

Basil England withdrew his proposals.

DATES OF FUTURE MEETINGS

324/25 Next meeting.

The next meeting would be held **on Monday 8 December 2025 at 7.30pm** venue to be confirmed.

Further meetings would take place in **2025** on **Mondays** 1 December and in **2026** 5 January, 2 February, 2 March and 13 April.

The Annual Parish Meeting would take place on **Tuesday 5 May 2026 at 7.30pm venue TBC.**

The meeting closed at 9.15 pm.

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