

CUMNOR PARISH COUNCIL
Minutes of the Cumnor Parish Council
on Monday 6 October 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, Judy Roberts, Ray Stone, Chris Westcott, Oliver Wright and Tina Brock, Clerk.

County Councillors. Judy Roberts.

District Councillors. and Judy Roberts.

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

264/25 Apologies for Absence.

Paula Lopez (prior commitment), Gary Mason (prior commitment), CC James Plumb (prior commitment) and DC Scott Houghton (prior commitment). Council resolved to approve these apologies.

265/25 Declaration of Interests. None.

266/25 Variance of Order of Business.

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

267/25 Minutes of the Meeting for the Cumnor Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 8 September 2025.

268/25 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 269/25.

269/25 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 (£)
20 Local Auth Cemeteries Order 1977	C Wilcock	Interment of ashes	142.00

Table 2 List of receipts.

Statutory Power	Payments now due:	Description	Total (£)
67a, 67b-d, SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		6,549.74
68 VAT Act 1994 s33	HM Revenue & Excise	VAT refund 2024-2025 error in amount claimed in minutes	15.00
69 LGA 1972 s111	Open Spaces Society	Membership	45.00
70a LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play equipment	268.00
70b LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play equipment	
71 LG (Misc Prov) Act 1976 S19	As New Property Cleaning services	August clean of pavilion	96.00
72 Public Health Act 1936	Astor-Bannerman (Medical) Ltd	Service of hoist and bed and Changing rooms facility (wc)	528.00
73 LGA 1972 s112 & s111	T Brock	Reimbursements Apr – Sept 2025	493.88
74 LGA 1972 s111	The Net Result	Payroll process Jul-Sept	88.50
75 Charities (Accounts & Reports) Regs 2008	Lightatouch	Cumnor Public Purposes Charity Independent Examination y/e 31 March 2025	300.00
76 LGA1972 s111	Gravita Oxford LLP	Quarter 2 procedure and software fee	303.82
77 Public Health Act 1875	Total Pest Control	Quarterly mole control – Fogwell Field	120.77
DD LGA 1972 s142	Eurosolve	Domain name registration	36.00
78a Highways Act 1980 LG (Misc Prov) Act 1976	Ady Podbery Grounds	Grass cutting, litter picking and raking	3,745.20

S19 Open Spaces Act 1906	Care	sand pit at various sites	
78b LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting and litter picking at play parks	
78c 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	
78d Highways Act 1980 LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Gravel for driveway of common land, sand for Pinnocks Way play park, soil for cracks at Fogwell Field	

Notes.

- i. After all payments/receipts are accounted for the Unity Bank account will be in credit at £56,239.87.
- ii. After all payments/receipts are accounted for the Santander Community Account will be in credit at £63,120.39.
- iii. The Council has the following debtor for 2025/2026: HMRC (Reclaimable VAT) £3,072.57.

270/25 Public Presentation. None.

COUNCIL

271/25 Cumnor Hurst SSSI

i. Unit 2.

Following negotiations with Savills and All Souls it has been confirmed that All Souls are not interested in extending the lease beyond August 2026 and have given Council first refusal on purchase. Council discussed ways to fundraise to purchase unit 2 and resolved the following actions.

- to offer in principle, £50,000 for the freehold of unit 2
- inform residents via the Cumnor Parish News, council's website, social media and posters
- to request pledges from the public and businesses and local parish councils
- register the Cumnor Public Purposes Charity for gift aid to receive any donations
- work with the Cumnor Conservation Group to register Tree Preservation Orders

ii. Unit 1.

Dick Mayon-White informed Council that Simon Finneman was experiencing difficulties with transferring Unit 1 to Council. He has struggled to commission a surveyor to carry out a Designated Advisors Report. Council resolved to approve that Oliver Wright would contact Simon Finneman to offer assistance with progressing the transfer of Unit 1 and report back to Council at its meeting in November.

Dick Mayon-White left the meeting.

REPORTS

272/25 Report from County Councillor(s).

CC Plumb submitted a written report.

[Consultation - Draft Eynsham Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#)

Oxfordshire County Council is currently consulting on the Draft Local Cycling and Walking Infrastructure Plan (LCWIP) for Eynsham and its surrounding areas, including Farmoor. The plan aims to improve the safety, accessibility, and quality of walking and cycling routes for everyday journeys such as commuting, school runs, and shopping, with proposals including improvements to cycle and walk routes along the B4044. The consultation is open until Monday 27th October.

[Congestion Charge Permits now available](#)

The Cabinet at Oxfordshire County Council recently approved plans for the new Oxford Congestion Zone. The scheme will come into effect on Wednesday 29th October and residents residing in the Oxfordshire Permit Area (Cumnor & Farmoor) can apply for a free permit that gives users 25 day passes through Congestion Charge Zones in Oxford. Other permits are available for certain groups such as Blue Badge holders, unpaid carers and patients required to attend frequent hospital appointments. For a full list of the permits available and information on how to apply, visit the County Council website [here](#).

[Oxfordshire Care System given 'Good' rating](#)

Oxfordshire County Council has received a rating of 'Good' by the recent assessment carried out by the Care Quality Commission (CQC) of adult social care. The CQC praised Oxfordshire's

collaborative approach, highlighting the Oxfordshire Way, which puts partnership with the NHS, local care providers and the voluntary and community sector at the heart of system change.

Gully Cleaning

Teams are currently in the process of clearing all the drainage gullies across Oxfordshire. Gullies in Cumnor and Farmoor are scheduled to be cleared between October and the end of November. If you notice any gullies that haven't been cleared, please report them via [FixMyStreet](#)

CC Roberts submitted a written report.

General OCC

All three proposals for Local Government reorganisation of Oxfordshire have all been published and are out for public consultation by their proposing council at the moment. All proposals are planned to be submitted to the Secretary of State by the 28 November 2025. The recent cabinet reshuffle has seen both Angela Rayner and Jim McMahon removed from cabinet, so we await further developments.

Traffic and Highways

Botley Road

On the 1 September 2025, the path will dogleg around a new works enclosure to give a pathway that cuts across Roger Dunman Way and then drops back to the new pedestrian tunnel bridge under the railway on the Botley Road.

This is the website that the latest information from Network Rail although slightly out of date at the moment.

<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 will continue until December 2025 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 August 2026, but it has yet to be confirmed.

Library

The Botley library is aiming to become more of a community hub, so it is encouraging groups to contact them if they wish to become part of their programme of activities from September 2025 onwards.

Consultations

Let's Talk Oxfordshire.gov.uk website:

MyBus ticket survey – this is a survey about how this joint ticket venture is used. It is the start of integrated ticketing so please get involved. It closes on the 28 September 2025.

OxRAIL 2040: Plan for Rail - an ambitious Plan for making rail a travel option across the County. It closes on 1 October 2025.

Household support fund - stakeholder event booking – there is a form to book your admission to an event on the 9 October 2025 explaining how to apply for this support.

Oxfordshire School Streets – there is a survey about the scheme and how it has worked in the 5 pilot study areas. OCC now wish to role this out to any school across the County that wants to promote active travel to school rather than a car.

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.

There are a lot of resurfacing projects happening in the area at the moment. This route through the OCC website will tell you what and when they are planned.

The Transport and Travel box on the main page of OCC's website takes you through to a page where, at the bottom, there is "Latest road repairs" this takes you through to

[Highway Capital Programme - map view](#)

This tells you where all the sections of roads that are being repaired in 2025 -26 have been identified and what and possibly when that will happen.

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:

<https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/major-current-roadworks>

This will tell you all the emergency works that have suddenly appeared with no notice.

273/25 Reports from District Councillor(s).

DC Houghton submitted a written report.

Joint Local Plan

A statement on behalf of South Oxfordshire and Vale of White Horse District Councils.

Over the past four years, South and Vale have worked incredibly hard together to create an innovative, forward-looking and positive plan for housing and development in our areas that seeks to raise standards, actively address the need for genuinely affordable social housing and sustainable infrastructure, and to tackle the climate emergency and restore nature.

We've done this through widespread and extensive consultation and engagement with the thousands of stakeholders who have willingly and constructively engaged in the process, including members of the public, community representatives, partner organisations, neighbouring councils, the development industry and other businesses in the area. We are therefore disheartened and very disappointed that the Planning Inspectors have recommended that we withdraw the plan from the examination process over a single issue – namely the “duty to co-operate”, specifically with Oxford City Council. The city council itself was forced to withdraw its own local plan from examination earlier this year on several issues regarding the duty to co-operate.

It's no secret that there's disagreement within Oxfordshire on how many homes the rural districts should provide on Oxford's behalf. Nevertheless, all councils in Oxfordshire are working towards what they believe to be in the best interests of their residents and their area.

Council Chief Executive

After long and careful consideration Mark Stone has decided to leave South and Vale as of 30 September 2025. Mark has ably led the councils since July 2017 as Chief Executive and Head of Paid Service working with multiple administrations.

Mark played a central role in recruiting and leading the councils' current senior management team and helped steer the councils through the challenges of the pandemic and the constantly evolving local government landscape over the past decade. The councils, during Mark's stewardship, have been high performing and low cost across all key service areas, including, housing, waste collection and revenues and benefits, whilst staff development and retention have been exceptional.

Under Mark's leadership the councils have been able to not only stabilise their financial position but were able to increase investment in the key political priorities of the councils including homelessness prevention, delivery of the authorities own housing stock for the first time in over 25 years and a strong focus was achieved on climate adaption and nature recovery.

Mark has left the councils in a strong position with new council plans in place in both councils with them well positioned to respond to the wider local government environment and in particular the devolution and reorganisation agendas of the present government.

Extra Garden Waste Collections

Those with a permit for the brown bin garden waste collection service can have extra garden waste collected between the 27th of October and the 7th of November. Permit holders can put out up to four additional sacks of garden waste per brown bin subscription next to their brown bin on their regular collection day.

Street Cleaning Survey

Town and parish councils are being asked to take part in a survey on how street cleaning happens and how it can be improved. This survey is open until 13 of November 2025 [Town & parish street cleansing survey](#)

274/25 Report from Representatives on Outside Bodies. None.

COUNCIL

275/25 Local Government Re-organisation.

Council resolved to feedback/issues to Layla Moran MP of Councils reasons for opposing Oxford City Councils Greater Oxford proposal. The feedback/issues would be passed to Councillor Brown, Leader of Oxford City Council.

276/25 Information Technology Procedure.

Council resolved to approve the procedure.

277/25 Personnel Sub-committee.

Council resolved that the next meeting would be on Tuesday 14 October at 7pm.

TRAINING

278/25 Training/Events.

- i. No member was available to attend the virtual OALC Councillor Forum on Tuesday 7 October 2025.

FINANCE

279/25 Unity Bank.

Council approved amending the standing order for the Clerks salary.

280/25 Quarter 2 Financials

- i. The bank reconciliations as of 22 September 2025 were verified by Laurence Waters.
- ii. Council noted the quarter 2 accounts as of 22 September 2025.

281/25 Burial Fees.

Council resolved to approve the 2025 burial fees.

282/25 Expenditure.

Council resolved to approve the following.

- i. £4,376.28 for L J Harris to replace the Youth Shelter base at Pinnocks Way play park.
- ii. £6,826 + VAT to commission ONH to assist with getting the refreshed Neighbourhood Plan through the examination process to a made Neighbourhood Plan.

283/25 Grants.

Council resolved to approve the following grants.

- i. Cumnor Pre-school nursery (LGA 1972 s137) for the installation of air conditioning £1,000.

ENVIRONMENT AND AMENITIES

284/25 Ad-hoc cutting of grass verges in the parish. None.

285/25 Burial.

Council resolved to approve the laying of a memorial tablet on burial plot (164).

NEIGHBOURHOOD PLAN REFRESH

286/25 Notes of the Neighbourhood Plan Refresh Q&A/Briefing session held on Tuesday 16 September 2025.

Received.

287/25 Modified Project Plan.

Council noted the modified project plan.

PLANNING

288/25 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/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> Support.
ii	P25/V0986/FUL amended details	Rhamnous, Cotswold Road, Cumnor, Oxford OX2 9JG <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 5/9/2025).</i> Support.
iii	P25/V1899/HH	82 Eynsham Road, Dean Court, Oxford OX2 9BX <i>Timber frame garage with log store located in front garden.</i> Object.

Ref	Planning application number	Address and proposal
		Although the proposed timber frame garage with log store is partially secluded from Eynsham Road, the proposed garage will be situated in front of the existing building line of other adjacent properties in this area of Eynsham Road. This is contrary to the Vale of The White Horse Design Guide DG103 Maintaining established building lines, also Cumnor Neighbourhood Plan Policy DBC1 General Design Principles.
iv	P25/V1924/PIP	108 Cumnor Hill, Cumnor, Oxford OX2 9HY <i>Residential development of a two storey 4-5 apartment dwelling with sloping driveway, ground floor level roof top parking (covered and enclosed), bicycle shed and bin store.</i> Object. There have been a number of previous applications for the construction of a C3 dwelling house/apartments on this site. Applications P18/V2576/FUL, P22/V1280/FUL, P22/2863/FUL and P24/0007/FUL have all been refused. Two have been appealed, both appeals were dismissed. The previous application P24/V0007/FUL for a proposed new C3 dwelling house within the curtilage of no 108 Cumnor Hill including engineering works on the embankment (as amplified by additional information received 19 March 2024). This application was refused by the Vale stating the overbearing nature of the proposal and the visible impact on adjacent properties to the west and north of the proposed development, together with the visible impact of the street scene of Cumnor Hill. Insufficient information provided to demonstrate that protected trees will be unharmed by the proposed development. (CP37 Vale of White Horse Local Plan 2031 part 1. Cumnor Neighbourhood Plan Policy DBC1 and DBC3, paragraph 130 of NPPF.) This application was dismissed on appeal. The new proposal P25/V1924/PIP is a pre-application for the subdivision of the garden of 108 Cumnor Hill and the construction of a 4/5 apartment block. Apart from the change in location of the proposed apartments, this pre-application is very similar to application P18/V2576/FUL which was for the erection of 4 x 2-bedroom flats and 1 x 3-bedroom flat with associated car parking, bin storage, and vehicular access to Cumnor Hill. Planning Permission for this application was refused and the subsequent appeal by the applicant was dismissed on 8 July 2019. The major difference from all of the previous proposals is that the apartments would now be situated at the base of the site before it slopes steeply upwards. Associated car parking for 4/5 vehicles would be situated on the roof of the apartments. Turning will be at the entrance to the apartments on the upper floor. The scale of the proposed apartment block is given as 300-350 sq metres. Constructing the apartment block at the base of the site will require the removal of a number of established trees and bushes. Access to the apartments from Cumnor Hill will require the construction of a 5-8m long sloping driveway. This will also require the removal of further trees and bushes. It is proposed that the trees and bushes will be replaced by new planting. The removal of the established trees and bushes and interference to the root system of an ancient Oak tree could have a destabilising effect on the steep slope within this plot could increase the flood risk to other dwellings nearby. The pre-application mentions the provision of roof top parking for 4 to 5 vehicles (covered and enclosed), and Council assumes this includes parking and charging points for electric vehicles. The Oxfordshire County Council guidance for car park safety for electric vehicles and charging within enclosed or underground car parks includes an Oxford University Risk Guidance report, which recommends' the minimum

Ref	Planning application number	Address and proposal
		separation distance for charging is 10m from combustible walls and 10m away from flammable storage areas.' The proposed roof top parking area would therefore result in a fire hazard for the whole apartment block. No detailed plans for the proposed development have been submitted other than a Planning Statement and a pre-application supporting letter. The pre-application supporting letter from the Vale of the White Horse Planning Officer refers to pre-planning application P15/2879/PEM (dated 28 January 2016). This probably refers to the subsequent Planning Application P18/V2879/PEM (refused and appeal dismissed). This letter was written some years before the implementation of the Cumnor Neighbourhood Plan and therefore cannot be considered in this pre-application. Once again, this pre-application P25/V1924/PIP would be contrary to policy CP37 Vale of the White Horse Local Plan 2031 part 1 and Cumnor Neighbourhood plan policy DBC1 and DBC3. A section of land adjacent to 108 Cumnor Hill is currently under a compulsory purchase order by the Oxfordshire County Council. This is to allow essential stabilisation work on the embankment alongside this section of Cumnor Hill. If Oxfordshire County Council purchases this area of land, then access to the proposed apartment site would be difficult. The number of previous applications and their subsequent refusal clearly indicate that this site is not suitable for development.

289/25 Permitted planning applications. Noted.

Table 4 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
i	P25/V1372/HH	135 Eynsham Road, Dean Court, Oxford OX2 9BY Rear extension out 6m joining a single storey over the existing Garage, creating a double storey side extension. (Amended plans received 28th August 2025 - Reducing the height of the first floor extension)
ii	P25/V1279/HH	16 The Park, Cumnor, Oxford OX2 9QS <i>Porch at the side of the house (retrospective).</i>
iii	P25/V1692/LB	Cutts End Cottage, Appleton Road, Cumnor, Oxford OX2 9QH <i>Replacement front door.</i>
iv	P25/V1520/S73	10 Halls Close, <i>Variation of condition 5 (Obscured Glazing (Opening)) on application P22/V1434/HH - change window from top-hung opening vent to obscure glazed only with restricted opening. (Proposed two storey front/ front side extension.)</i>

290/25 Refused planning applications. Noted.

Table 5 List of refused planning applications. .

Ref	Planning application number	Address and proposal
1	P25/V0361/S73	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.(as amplified by additional information received 15 April 2025).</i>

291/25 Certificate of Lawful Development applications. Noted.

Table 6 Certificate of Lawful Development applications.

Ref	Planning application number	Address and proposal
1	P25/V1990/LDP	7 Stone Close, Dean Court, Oxford OX2 9SQ <i>Garage conversion.</i>

Ref	Planning application number	Address and proposal
2	P25/V1956/LDP	28 Eynsham Road, Dean Court, Oxford OX2 9BP <i>Single storey extension.</i>

292/25 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 9 September 2025 The next meeting is scheduled for 14 October 2025.
- b. Council noted the two responses to the Examining Authority (ExA) submitted for Deadline 5 (23:59 on 12 September 2025) had been published by the Planning Inspectorate (PINS) and on the CPC website: [Cumnor Parish Council’s Comments on Responses to Examining Authority’s ExQ2](#) and [Cumnor Parish Council’s Comments on any other information and submissions received at Deadline 4 \(D4\)](#)
- c. Council noted the request to the Examining Authority (ExA) submitted for Deadline 5 (23:59 on 12 September 2025) to speak at the 10 October 2025 Open Floor Hearing has been accepted. It can be found on the CPC website [here](#).
- d. Council noted that the ExA had requested the presence of Council at the 9 October 2025 Issue Specific Hearing. Chris Westcott would attend on behalf of CPC.
- e. Council noted that Laurence Waters and Chris Westcott would attend the ExA’s Accompanied Site Inspection at Hill End on 7 October 2025. Chris Westcott would attend the Compulsory Acquisition Hearing on 8 October 2025.
- f. Council would need to submit written responses for Deadline 6 by 23:59 on 20 October 2025. Council resolved to respond to:
 - Written summaries of oral submissions made at any Hearings held during the week commencing 6 October 2025.
 - Comments on the Examining Authority’s proposed schedule of changes to the draft Development Consent Order (dDCO)
 - Comments on any other information and submissions received at D5
- g. Community Benefits update. Oliver Wright reported that little progress had been made towards an agreement on allocating funds.

ii. Land West of Red House Farm, Farmoor.

- a. Awaiting decision.

iii. National Grid’s Farmoor Substation.

- a. Council noted that VWHDC had published its decision on 15 September 2025: to require NGET to conduct an Environmental Impact Assessment and to produce an Environmental Statement. ([P25/V1685/SCR](#)).

293/25 Items for next month’s agenda. None.

DATES OF FUTURE MEETINGS

294/25 Next meeting.

The next meeting would be held **on Monday 3 Nove 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 9.25 pm.

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