

**CUMNOR PARISH COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held on Monday 19 February 2024 at 7.30pm**  
**in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

**In attendance.**

**Committee members.** Laurence Waters, Chair (Council Vice-chair), Gary Mason, Judy Roberts, Chris Westcott. 1 resident and Tina Brock, Clerk.

**District Councillors.** DC Judy Roberts.

**10/24 Apologies for Absence.**

Tom Christophers (Council Chair) (prior commitment). This apology was received.

**11/24 Variation of Business.**

Council approved bringing item 8 ii planning application P24/V0007/FUL 108 Cumnor Hill forward of the agenda.

**12/24 Declarations of Interest. None.**

**13/24 Minutes of the Meeting of the Planning Committee held on Monday 22 January 2024.**

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

**14/24 Matters arising from these minutes. None.**

**15/24 Public Participation.**

A resident addressed Council regarding planning application P24/V0007/FUL 108 Cumnor Hill. The concerns raised were; The Design and Assess Statement (D&A) states that the site is opposite 1 property this is incorrect as there are 2 properties opposite the site, there is no information regarding the engineering work to the embankment and the extraordinary paragraph in the D&A that appears to criticise the Vale of White Horse District Council.

**PLANNING**




**16/24 Submitted planning application.**

The Committee would submit the following observations:

*Table 1 List of planning application(s).*

Ref	Planning application number	Address and proposal
i	P24/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.</i> <b>Objects.</b>
<p><b>Description of Proposal:</b></p> <ul style="list-style-type: none"> <li>• A 5 bed house with 3 storeys of accommodation within in what the application describes as the ‘curtilage of dwelling 108 Cumnor Hill’. Proposed new vehicular access off Cumnor Hill. Plans show parking, bin and cycle storage between building and Cumnor Hill.</li> <li>• There is a fall of c 13m across the proposed plot (approx. SE to NW) requiring (unspecified) excavation of NW side of Cumnor Hill to accommodate the proposed construction. Excavation required within 10m of Cumnor Hill roadway and pavement.</li> <li>• Proposed as ‘C3:’ viz for single family occupancy, following refusal of planning permission (and VWHDC decision upheld on appeal) for building on same site for 5x flats: <a href="#">P18/V2576/FUL</a></li> <li>• The three points above are identical to those in the previous applications: <ul style="list-style-type: none"> <li>• <a href="#">P22/V2863/FUL</a> that VWHDC refused permission for on 3<sup>rd</sup> February 2023 and</li> <li>• <a href="#">P23/V1280/FUL</a> that VWHDC refused permission for on 7th September 2023.</li> </ul> </li> <li>• Proposed house is described in the Design and Access statement as ‘13.8 metres by 12.1 metres at ground floor level with a peak 8.54 meter roof height above the ground floor’. However, the elevations (see below) show a building footprint (including first floor glass sided balconies) some 15.3m by 13.6m.</li> <li>• Application form states that walls will be ‘Render, Local Stone, Timber Slats and or Aluminium Cladding’ and roof ‘Sedium [sic], Aluminium cladding, membrane, glass fibre and</li> </ul>		

Ref	Planning application number	Address and proposal
		<p>or tile'. However, the plans do not specify which of these materials will be used where, and no information is included about how sedum will be incorporated into the hipped roof.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>In 2018 VWHDC refused planning permission (<a href="#">P18/V2576/FUL</a>) for a building with a footprint of 23.79 m by 13.3m with an overall height of 13.8m of which 5.9m was above existing ground floor level (VWHDC Officers' delegated report para 2.2).</li> <li>In February 2023 VWHDC refused planning permission (<a href="#">P22/V2863/FUL</a>) for a 3 storey c3 dwelling, which measured from the block plans was c. 26m x 15m with an overall height of 12m of which a reported 4.3m is above ground level.</li> <li>In September 2023 VWHDC refused planning permission (<a href="#">P23/V1280/FUL</a>) for a 3 storey c3 dwelling whose Design and Access statement described as '15.73 metres by 8.86 metres at ground floor level with a 3.62 meter roof height (max) above the existing ground floor level'.</li> </ul> <div data-bbox="240 645 1453 1579"> <p>The architectural drawings include:</p> <ul style="list-style-type: none"> <li><b>Top Left:</b> SIDE ELEVATION SCALE 1:50 @ A0. Shows a side view of the building with a hipped roof and a rectangular PV panel array on the roof.</li> <li><b>Top Right:</b> FRONT ELEVATION SCALE 1:50 @ A0. Shows a three-story front elevation with a hipped roof, multiple windows, and a balcony. A label 'SKY LIGHTS' points to two small rectangular openings in the roof. Dimensions on the right indicate a total height of 8.53m and a ground floor height of 5.96m.</li> <li><b>Bottom Left:</b> SIDE ELEVATION SCALE 1:50 @ A0. Shows another side view of the building with a hipped roof and a rectangular PV panel array on the roof. A label 'PV PANELS' points to the array.</li> <li><b>Bottom Right:</b> REAR ELEVATION SCALE 1:50 @ A0. Shows a rear elevation of the building with a hipped roof and several windows.</li> <li><b>Bottom Center:</b> A scale bar (metre) ranging from 0 to 25, with markings at 0, 5, 10, 15, 20, and 25.</li> </ul> <p>NB in the diagram above 'front' means facing Cumnor Hill (east face) and 'rear' means facing west and north towards properties in Hillside and Colegrove Down. This is the opposite use of 'front' and 'back' to that employed in P22/V2863/FUL</p> </div>

Ref	Planning application number	Address and proposal		
				
	Refused 2022 proposal ( <a href="#">P22/V2863/FUL</a> - extract from site and block plan)	Refused 2023 proposal ( <a href="#">P23/V1280/FUL</a> extract from site and block plan)	Current application <a href="#">P24/V0007/FUL</a>	

- Placing the 2022, 2023 and 2024 applications side by side (see figure above) shows the similarity of the proposals in mass, scale and impact on building/plot ratio. The table below shows comparable dimensions taken from the applications.

	2023 refused application	Current application
Overall Length	15.73m	13.8m
Overall Depth	8.86m	12.1m
<b>Overall area (lxd)</b>	<b>139.4m<sup>2</sup></b>	<b>167m<sup>2</sup></b>
Overall height	10m	8.6m
Height above ground level (Cumnor Hill)	3.62m	5.6m
Distance from 108 Cumnor Hill	14m	14.5m

- The Design and Access statement (para 7.2) asserts that the development would take up 13.8% of the plot. Given that the plot size is 1027 sq m, the proposed house having a footprint of at least 167 sq metres and with 110 sq m of parking/hard standing the development would occupy 27% of the plot.
- The proposed parking provision at the front of the building (Cumnor Hill side) as shown in the 'Transport Statement March 2023' document is the same as that in the refused application [P23/V1280/FUL](#) where the nature of the provision:

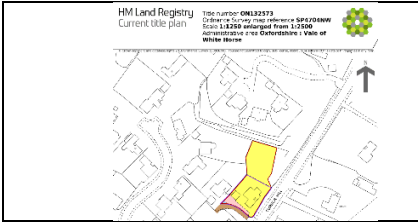


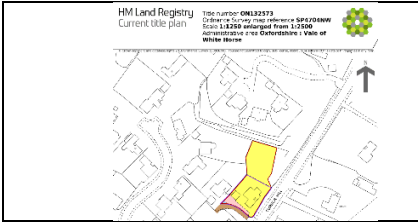


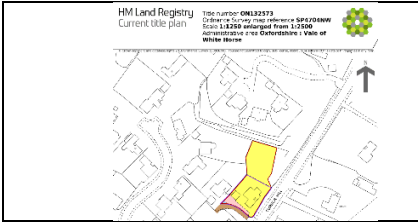


*'the parking area to the front being overly prominent in the street scene and harmful to the semi-rural and verdant character'*

was one of the factors leading to the refusal. Confusingly the application form states there will 5 parking spaces, an increase of 3.

- The application includes 2x external glass walled balconies on the north (Hillside) and south (108 Cumnor Hill) ends of the proposed building at street (1<sup>st</sup> floor) level.
- Council objected to [P22/V2863/FUL](#) and the application was refused by VWHDC on the grounds of:

*1 Having regard to the excessive bulk of the proposed dwelling when viewed to the rear, its overall scale and footprint being out of keeping with the local area and the parking area to the front being overly prominent in the street scene and harmful to the semi-rural and verdant character the development would be*

Ref	Planning application number	Address and proposal
		<p><i>harmful to visual amenity. The development is therefore contrary to Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, policies DBC1 and 3 of the Cumnor Neighbourhood Plan, paragraph 130 of the NPPF and the advice contained within the Joint Design Guide</i></p> <p><i>2 Having regard to the proposed scale and design of the development and its relationship to nearby neighbouring properties, the development would be harmful to the amenity of nearby neighbouring properties and result in an overbearing form of development to the adjoining neighbouring properties to the north and west. The development is therefore contrary to policy DP23 of the Vale of White Horse Local Plan 2031 Part 2 and paragraph 130(f) of the NPPF.</i></p> <p>VWHDC also commented adversely on insufficient information being provided to judge flood risk, harm to protected trees on the site or harm to protected species or biodiversity.</p> <ul style="list-style-type: none"> <li>• Council objected to <a href="#">P23/V1280/FUL</a> and the application was refused by VWHDC on the same grounds as the <a href="#">P22/V2863/FUL</a>.</li> <li>• Unlike <a href="#">P22/V2863/FUL</a>, this application does not include a habitat survey.</li> </ul> <p>The South and Vale Ecology Officer has registered a holding objection requiring ‘<i>more information on habitats and great crested newt</i>’.</p> <p>The Officer also doubts the application’s calculation of Biodiversity Net Gain noting, amongst other items, that the proposed ‘<i>species rich grassland</i>’ is ‘<i>unlikely to be achieved</i>’ because of shading of the site due to its topography etc., and that the sedum roof mentioned in the application is not included in the plans (for a hipped roof)</p> <ul style="list-style-type: none"> <li>• The application form states that there is no watercourse within 20m. There is – there’s a stream along the northern boundary of the plot that runs NW down the hill towards Colegrove Down and thence to Dean Court (see OS map in Land Registry bullet point below).</li> <li>• The application form states that surface water will be disposed of in the main sewer, along with foul sewage.</li> </ul> <p>Yet the application includes a ‘<i>drainage details</i>’ document with contents described as ‘<i>private drainage typical details</i>’ while the proposed site and block plan includes a pointer to the back garden labelled ‘<i>underground rain and grey water harvesting</i>’.</p> <p>Given that the main sewer is at the level of Cumnor Hill no information is given on how foul sewage will reach it from the proposed property that would lie below it.</p> <ul style="list-style-type: none"> <li>• Cumnor Parish Council objected to P18/V2576/FUL. Since that objection, Council now additionally has a made Neighbourhood Plan where policies DBC1 (General Design Principles), DBC 3 (Design in low density areas) and RNE 2 (flood Risk – see also Map 15) apply to this proposal.</li> <li>• The application title on the VWHDC website includes the phrase ‘including engineering works to the embankment’. No details of any such work could be found in the application.</li> </ul> <p>Residents report that Oxfordshire County Council are currently investigating the stability of the steep bank on the W side of Cumnor Hill in this area and that a pipe (presumably for drainage) has been installed.</p> <ul style="list-style-type: none"> <li>• The application states it is for a development within the curtilage of 108 Cumnor Hill. It isn’t.</li> </ul>

Ref	Planning application number	Address and proposal						
		<p>Reference to the Land Registry shows that the proposed development site spans both 108 Cumnor Hill (ON 132573) and 'land adjacent to Cumnor Hill' (ON289239), the latter shown on the Land Registry OS map as woodland (see below)</p> <table border="1" data-bbox="268 304 1477 555"> <tr> <td data-bbox="268 304 687 524">  </td> <td data-bbox="687 304 1007 524">  </td> <td data-bbox="1007 304 1477 524">  </td> </tr> <tr> <td data-bbox="268 524 687 555">ON 132573</td> <td data-bbox="687 524 1007 555">ON 289239</td> <td data-bbox="1007 524 1477 555">OS Map on Land Registry site</td> </tr> </table>				ON 132573	ON 289239	OS Map on Land Registry site
								
ON 132573	ON 289239	OS Map on Land Registry site						
		<p><b>Objections.</b></p> <ul style="list-style-type: none"> <li>• Contrary to <a href="#">Cumnor Neighbourhood Plan</a> Policy DBC 1 – General Design Principles on grounds of: <ul style="list-style-type: none"> <li>• backland development ('orientation and building to plot ratios by avoiding backland development that will undermine this character' and NBP para 77) – including adverse impact on building to plot ratio of 108 Cumnor Hill where plot size would reduce by more than 50%</li> <li>• Ensuring balconies and raised patios do not reduce the amenity or privacy of neighbours</li> <li>• Sensitively integrating new development into the landscape and topography (see also paras 12 – 17 in the Inspector's report on the appeal against refusal of <a href="#">P18/V2576/FUL</a>)</li> </ul> </li> <li>• Contrary to Cumnor Neighbourhood Plan Policy DBC 3 – Design in the low-density areas - on grounds of: <ul style="list-style-type: none"> <li>• Mass and over dominance on a heavily sloping site (see NBP para 82)</li> <li>• Parking provision, bin stores etc intruding onto street scene (see also paras 8, 9, and 11 in the Inspector's report on the appeal against refusal of <a href="#">P18/V2576/FUL</a> and <a href="#">para 1 of the decision notices refusing permission for P22/V2863/FUL and P23/V1280/FUL</a>)</li> </ul> </li> <li>• Contrary to Cumnor Neighbourhood Plan Policy RNE2 – Flood Risk and the accompanying Flood Risk Assessment document referenced therein, on grounds of <ul style="list-style-type: none"> <li>• Contradictory and yet incomplete information in the application</li> <li>• No assessment of groundwater and surface water flood risk (para 114 of Cumnor Neighbourhood Plan)</li> </ul> </li> <li>• The excessive bulk of the proposed dwelling when viewed to the rear and side, its external glass walled balconies and its overall scale and footprint are out of keeping with the local area. Additionally, the parking area to the front is overly prominent in the street scene and harmful to the semi-rural and verdant character, and so the development would be harmful to visual amenity.</li> </ul> <p>The development is therefore contrary to Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, policies DBC1 and 3 of the Cumnor Neighbourhood Plan, paragraph 130 of the</p>						

Ref	Planning application number	Address and proposal
		<p>NPPF<sup>1</sup> and the advice contained within the Joint Design Guide Proposal is dominant and out of character with the surrounding area, so contrary to Policy CP37 of the Local Plan 2031, Part 1, and Policy DC6 of the Local Plan Saved Policies 2011, the Vale of White Horse Design Guide and advice set out in the NPPF.</p> <ul style="list-style-type: none"> <li>Given the proposed scale and design of the development and its relationship to nearby neighbouring properties, the development would be harmful to the amenity of nearby neighbouring properties and result in an overbearing form of development to the adjoining neighbouring properties to the north and west.</li> </ul> <p>The development is therefore contrary to policy DP23 of the Vale of White Horse Local Plan 2031 Part 2 and paragraph 130(f) of the NPPF.</p> <ul style="list-style-type: none"> <li>The application does not accurately state the location or extent of the proposed development as it is not solely 'within the curtilage of 108 Cumnor Hill' as identified on the Land Registry.</li> <li>Finally – and although this is not directly a planning matter - Council objects to the unevidenced and unwarranted statement in the design and access statement provided by the Agent (EAAS) that (unlabelled para but on page following para 7.4):</li> </ul> <p><i>'It is VERY CLEAR that no time has been afforded to this proposal and it seems there are outside influences pushing against this application. ALL POLICIES are subject to interpretation and national policies conflict with local policies. It is unfortunate that these grey areas in policies are used to find reasons for a refusal without serious consideration and no consultation with us whatsoever. apart from asking for an extension of time. WE WON'T AGREE ANY EXTENSION OF TIME IN THIS APPLICATION – WITHOUT JUSTCAUSE. While we accept the past, we will certainly appeal a refusal under this application.'</i></p> <p><b>Relevant Cumnor Neighbourhood Plan Policies.</b>  Policy DBC 1 General Design Principles  Policy DBC 3 Design in the low-density areas  Policy RNE 2 Flood Risk – (see also Map 15)</p>

**CONSULTATIONS.**

**17/24 SODC & VWHDC Joint Local Plan 2041 – extended closing date.**

- i. The Committee noted the position of CPRE Oxon on the Local Plan proposals and their request for Parish Councils to respond as fully as possible to the consultation before it closes on February 26<sup>th</sup> 2024 (this date is new; an extension being required because of the need to reissue a corrected document for the consultation process).
- ii. The Committee noted that Council had already completed the 'in a nutshell' consultation survey. The Committee agreed to utilise the revised end date of the consultation to also respond to the more granular 'full preferred options' survey, in line with Council's made Neighbourhood Plan. Chris Westcott would submit the response.
- iii. The Committee agreed to respond positively to proposed policy AS15 for the Harcourt Hill campus (green belt land in N Hinksey parish on the boundary of Cumnor Parish) that proposes to *'secure a masterplan for proposals for the upgrading or redevelopment of the site that meets the needs for predominantly educational uses and in a manner that respects its Green Belt setting and urban-rural fringe context.'* by making *'updates to the wording of the existing policy to reflect the retention of the educational focus of the site and recreational use. To include reference to walking and cycling access to reflect the objectives of the Joint Local Plan.'*

**PLANNING.**

**18/24 Submitted planning application.**

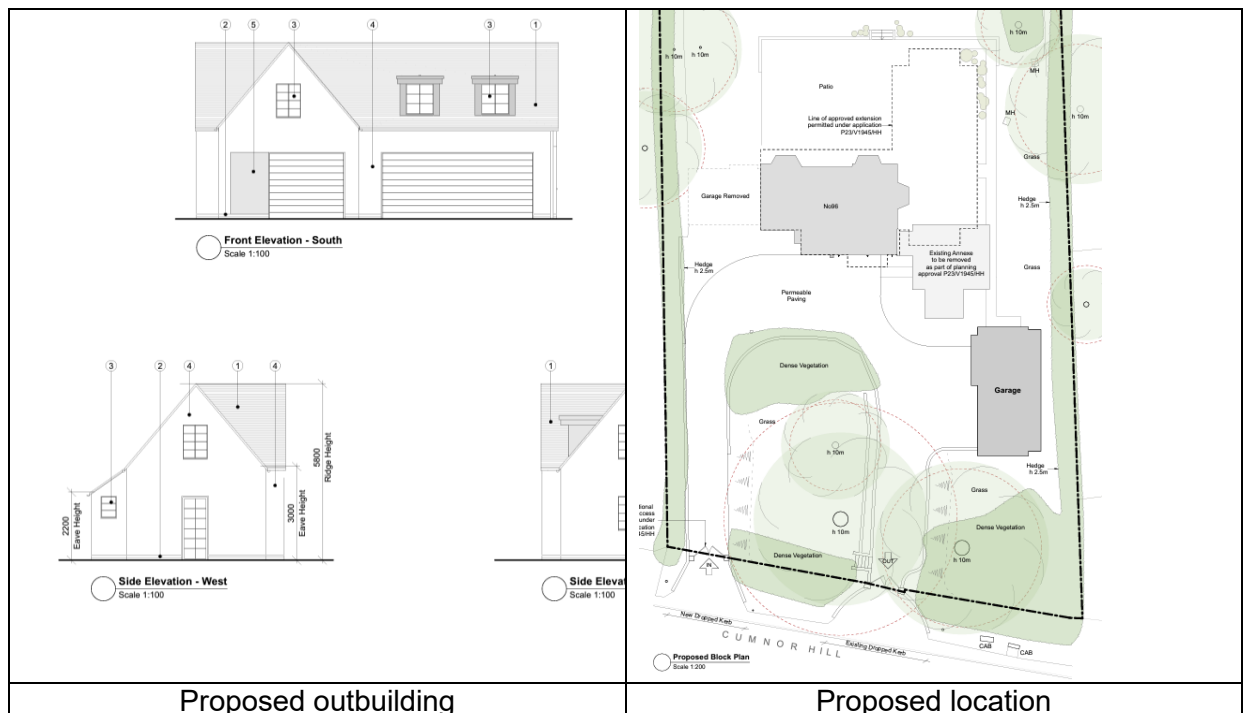
The Committee would submit the following observations:

*Table 2 List of planning application(s).*

Ref	Planning application number	Address and proposal
i	P24/V0162/HH	96 Cumnor Hill, Cumnor, Oxford OX2 9HY <i>Demolition of garage and erection of detached outbuilding to accommodate garage and home office.</i> <b>Objects.</b>

**Description of Proposal:**

- Demolition of 2 bay garage situated on S side of dwelling, in line with building frontage
- Construction of a 2 storey 3 bay garage, with shower room and office, in front garden of property.
- 3 bay garage separated into a 2 bay and a 1 bay partitioned by an internal wall.
- Proposed building is c. 12.5m long x c 6.25m wide by 6.25m high and will be c 2-3m from the southern garden boundary of 1 Hids Copse Road
- Proposed outbuilding will sit more than 6m forward of the current 'building line' (currently c 30m from Cumnor Hill) and its eastern elevation (6.25m wide x 6.25m high) will be within c 13m of the property boundary with Cumnor Hill.



Proposed outbuilding

Proposed location

- Council objects to the scale and position of the proposed outbuilding.

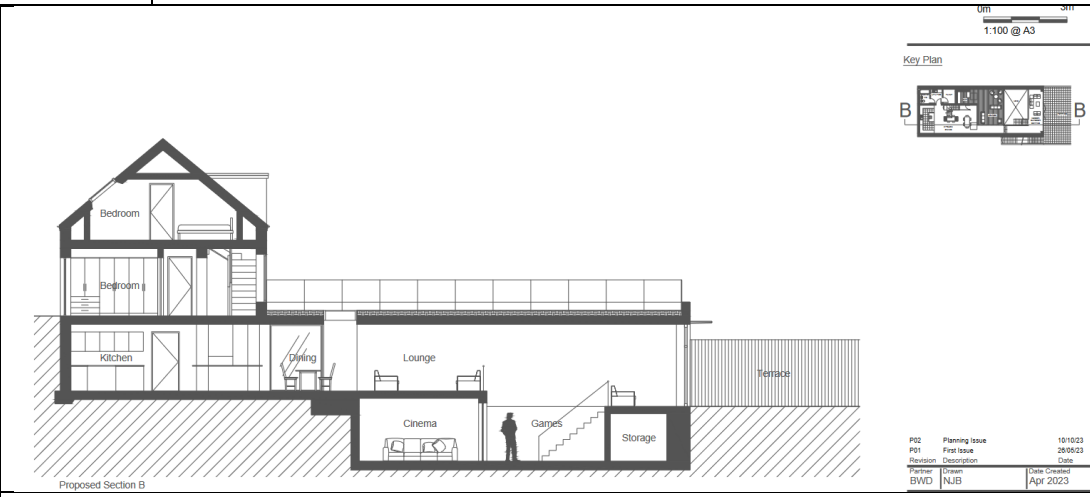
**Specifically:**

- The 'street side' 6.25m wide x 6.25m high end gable wall does not conform with Neighbourhood Plan Policy DBC1's principle of 'active frontages' (para 77)
- The size and position of the outbuilding does not conform with Policy DBC 3, as it intrudes in the streetscene.
- Notwithstanding the above, if VWHDC choose to grant planning permission Council would request that a condition be applied stating that the outbuilding may not be separately occupied, let or sold with respect to 96 Cumnor Hill.

**Comments**

- Council previously supported [P23/V1945/HH](#) for a single-storey rear extension and two-storey side extension to existing dwellinghouse with access enhancements. Planning permission was granted on 12/01/2024
- The property sits in the low-density area of Cumnor's made Neighbourhood Plan and so policies DBC1 and DBC 3 apply

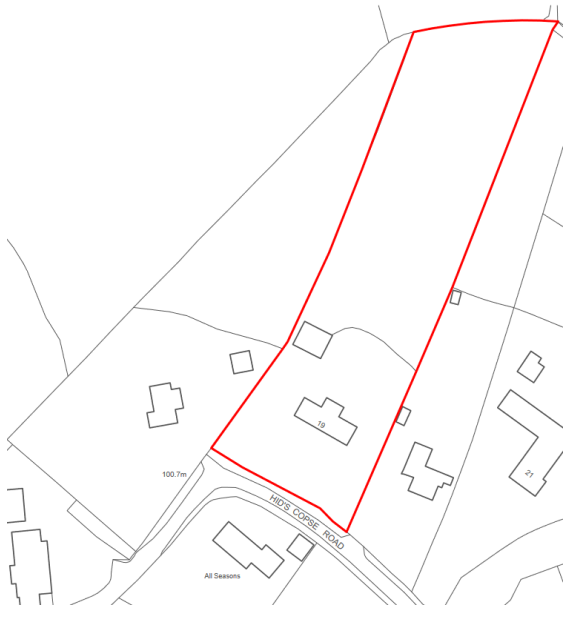
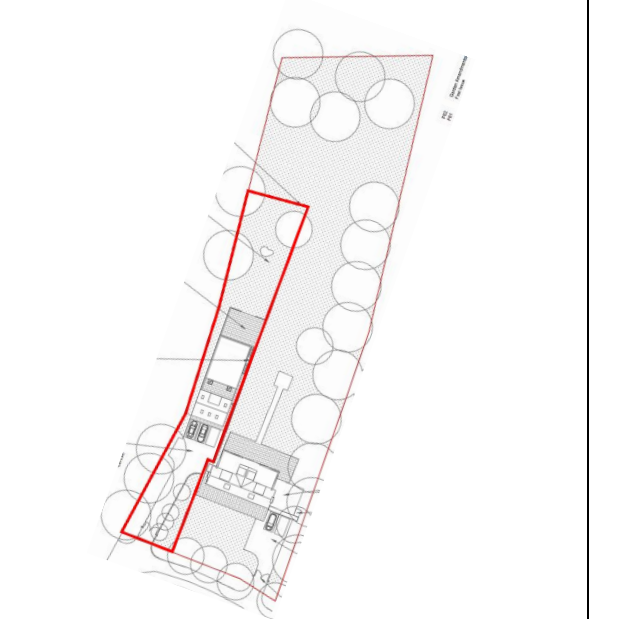


Ref	Planning application number	Address and proposal
	<ul style="list-style-type: none"> <li>1 Hids Copse Road has objected, citing the fact that <i>'the functional rooms of my house face that direction'</i> with the opinion that the proposed outbuilding <i>'will tower over my garden'</i></li> </ul> <p><b>Objections</b></p> <ul style="list-style-type: none"> <li>Council objects to the scale and position of the proposed outbuilding.</li> </ul> <p>Specifically:</p> <ul style="list-style-type: none"> <li>The 'street side' 6.25m wide x 6.25m high end gable wall does not conform with Neighbourhood Plan Policy DBC1's principle of 'active frontages' (para 77)</li> <li>The size and position of the outbuilding does not conform with Policy DBC 3, as it intrudes in the streetscene</li> <li>Notwithstanding the above, if VWHDC choose to grant planning permission Council would request that a condition be applied stating that the outbuilding may not be separately occupied, let or sold with respect to 96 Cumnor Hill.</li> </ul> <p><b>Relevant Cumnor Neighbourhood Plan Policies</b> DBC1 and DBC3.</p>	
ii	P24/V0223/FUL	Land to the rear of 8/8a and 9/9a Cumnor Road, Farmoor, Oxford OX2 9NS <i>Demolition and like for like replacement of the 4 no existing garages to sit within the existing footprint.</i> <b>Supports.</b>
iii	P24/V0251/LB	Henwood Farmhouse, Henwood, Boars Hill, Oxford OX1 5JX <i>Replacement lime render to front elevation and rear gable elevation. New French windows to kitchen, new casement window to bedroom. Two replacement timber sash windows to replace non-original windows.</i> <b>Supports.</b>
iv	P23/V2389/HH	The Stables, Oxford Road, Farmoor, Oxford OX2 9NN <i>Retention of existing front pitched roof. Proposed alteration (front elevation) from large 5 glazed units to French doors and 3 smaller glazed unites with top opening vents.</i> <b>Objects.</b> Council objects to the retention of the front pitched roof which contradicts previous planning applications and enforcement VE21/58.
v	P23/V2833/FUL	19 Hids Copse Road, Cumnor, Oxford OX2 9JJ <i>Proposed conversion of existing garage and pool building to create a new single residential unit and provision of new vehicular access to main house.</i> <b>Objects.</b>
		<p><b>Description of Proposal:</b></p> <ul style="list-style-type: none"> <li>Conversion of 3 storey triple bay garage and pool building into a new 4 storey 'residential unit' with 4 bedrooms and dedicated vehicle entrance and parking</li> <li>Minimal external works to current garage/pool house with existing grass roof of level 1 retained. Garage/pool house sits on sloping site with ground level at level 2 at the S end falling away to level 1 at the N end</li> </ul>

Ref	Planning application number	Address and proposal
		

- Subdivision of existing site to separate new residential unit from #19
- #19 to have new vehicle access built to Hids Copse Road and new parking area
- Part of the proposed site lies within the Oxford Green Belt

**Comments**

- The existing building was granted planning permission (as a flat roofed structure – garage, car ports and swimming pool) in 2008 ([P08/V1231 – 08/01231/FUL](#)) with an approved amendment in 2011 ([P11/V2865 -11/02865/FUL](#)) for a pitched roof to accommodate a gym.
- Amongst others, the relevant Cumnor Neighbourhood Plan policies are DBC1 - general design principles, DBC3 - design in low density areas and DBC4 – development in the Green Belt.
- The VWHDC accompanying pre-application decision (P23/V1401/PEO) recommends that any application be accompanied by:
  - arboricultural impact assessment which assesses the impacts on any trees within 15m of the development – this is included in the application
  - a preliminary ecological appraisal (PEA). This is not included in the application but an ‘initial bat survey’ is included

Ref	Planning application number	Address and proposal	
			
		Site location	Proposed sub division
			
		North east elevation of existing structure (not south east as labelled in design and access statement)	South west elevation of existing structure as seen from Hids Copse Road
<ul style="list-style-type: none"> <li>The VWHDC pre-app concludes (emphasis added): <p><i>The proposed development is likely to be supportable in principle, in accordance with Green Belt policy and unharmed to neighbours and highway safety. More details are necessary to determine whether there would be harm to ancient woodland and important trees. Notwithstanding this, at this stage, <b>the subdivision of the plot is considered to be out of keeping with local character and contrary to policies of the neighbourhood plan which seek to protect the low-density nature of the area.</b></i></p> <p><i>As previously stated, a site visit would be necessary to conclusively determine whether the subdivision would be harmful given its potentially limited visibility. Should harm be identified this would need to be weighed against the benefits of the proposals.</i></p> </li> </ul>			

Ref	Planning application number	Address and proposal
		<p><i>The benefits would include the provision of a new house in a sustainable location which brings social benefits and support to local services together with any biodiversity net gains which can be secured. Given only one new dwelling would be created the magnitude of these benefits and therefore the weight which can be attributed to them would be limited and unlikely to outweigh the potential harm to local character. Thus, at this stage, I consider that it is unlikely that the proposals would gain officer support.</i></p> <p><b>Objections.</b></p> <ul style="list-style-type: none"> <li>• The subdivision of the existing plot would create a narrow, truncated, cramped plot with a much higher building/plot ratio than is typical for the area.</li> <li>• The subdivision would be visible to neighbouring properties and the new dwelling would be much closer to its neighbour than is typical for the area.</li> <li>• Thus, the application is not compliant with Cumnor Neighbourhood Plan Policy DBC3 which requires proposals to reflect the small-scale and fragmented building patterns, including maintaining visual gaps between buildings in the low density area.</li> <li>• Even though the proposal requires minimal external changes to the existing building, as it is currently subservient to the main building and under this proposal would cease to be so, the development is also contrary to Neighbourhood Plan Policy DBC1, which states a requirement to maintain: <p style="text-align: center;"><i>the strong character formed by common plot shapes, sizes, orientation and building to plot ratios by avoiding backland development that will undermine this character</i></p> <p>(see also para 77 of the made neighbourhood plan)</p> </li> </ul> <p><b>Relevant Cumnor Neighbourhood Plan Policies.</b> Policy DBC1, Policy DBC3, Policy DBC4</p>
vi	P24/V0222/HH	<p>Ash Tree Farm, Faringdon Road, Cumnor, Oxford OX2 9QX <i>Single storey rear extension.</i></p> <p><b>Supports.</b></p>
vii	P24/V0262/FUL	<p>20 Pinnocks Way, Dean Court, Oxford OX2 9DG <i>Proposed two storey side extension. Change of use of the property from a dwelling house (class C3) to an 8 person HMO (use class Sui Generis) and provision of bin and bike storage.</i></p> <p><b>Objects.</b> The block plan does not indicate the provision of a clear and unobstructed pathway to the main (front) entrance to the dwelling and no provision has been made for a dropped kerb.</p> <p>Council would request that the Highways Officer is consulted to ensure that the proposal meets OCC parking standards.</p>
viii	P24/V0259/S73	<p>Connemara, Cotswold Road, Cumnor Hill, Oxford OX2 9JG <i>Variation of condition 2 (approved plans) on application P23/V1572/HH - height increase of flat roof extension. New single storey house extension, single storey extension to detached garage and insertion of new pedestrian gate in boundary wall.</i></p> <p><b>Supports.</b></p>

**19/24 Permitted planning applications.** Noted.

Table 3 List of permitted planning applications.

Ref	Planning application number	Address and proposal
i	P23/V2872/HH	50 Cumnor Hill, Cumnor, Oxford OX2 9HB <i>Erection of new entry porch and conversion of existing garage into a habitable space.</i>
ii	P23/V2768/HH	54 Appleton Road, Cumnor, Oxford OX2 9QH <i>Replace conservatory and erect two storey rear extension and internal alterations.</i>

**20/24 Certificate of Lawful Development application.**

*Table 4 Certificate of Lawful Development application.*

Ref	Planning application number	Address and proposal
i	P24/V0330/LDE	51A Chawley Lane, Cumnor, Oxford OX2 9PX <i>Use of static home as a permanent structure and that the land indicated on the location plan was enclosed over 10 years ago to be used as garden land for domestic purposes.</i>

**DATE OF THE NEXT MEETING**

**21/24 Next meeting.**

Monday 18 March 2024 (provisionally) at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.

The meeting closed at 8.30pm.

Signed .....Dated .....2024.