

CUMNOR PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
held on Monday 17 June 2024 at 7.30pm
in Fogwell Road Pavilion, Fogwell Road, Dean Court.

In attendance.

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

County Councillor. CC Judy Roberts.

District Councillor. DC Judy Roberts.

Visitors. 1 resident.

39/24 Election of Chair.

Chris Westcott proposed Laurence Waters, seconded by Gary Mason and unanimously agreed.

40/24 Apologies for Absence. None.

41/24 Variation of Business. None.

42/24 Declarations of Interest. None.

43/24 Minutes of the Meeting of the Planning Committee held on Monday 22 April 2024.

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

44/24 Matters arising from these minutes. None.

45/24 Public Participation.

A resident raised a concern of a possible breach of planning. Freestanding scaffolding had been erected during permitted planning works which overlooks the residents bedroom and a metal shed had been erected and located outside of the residents lounge window blocking the light. The resident was requested to forward pictures and DC Roberts would make enquiries.

PLANNING.

46/24 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/V1095/HH	90 Hurst Rise Road, Cumnor, Oxford OX2 9HH <i>Two-storey side extension and single storey rear extension.</i> Response. Council would request that a condition be applied stating that the extension may not be separately occupied, let or sold with respect to 90 Hurst Rise Road.
ii	P24/V0541/FUL amended details	Field opposite White Hill Farm, Besselsleigh, Oxon <i>Change of use of a grass agricultural field to secure field for dog walking.</i> Response. Council approves of this application subject to <ul style="list-style-type: none"> • the OCC – Vale Highways Liaison Officer being satisfied on provision and <u>maintenance</u> (as committed to by the applicant) of: Vision splays for safe entrance/egress via B4017 Any signage (e.g. its siting) on B4017 • Natural England removing their objection after examination by them of their required Habitats Regulation Assessment, not included in the published amended application on the VWHDC website as of 11th June. Relevant Cumnor Neighbourhood Plan policies DBC4.
iii	P24/V1212/HH	19 Hids Copse Road, Cumnor, Oxford OX2 9JJ <i>Construction of a new access and parking area.</i> Response. Council recommends this application for approval subject to the following conditions (drawn from Vale Planning Officers proposed conditions for refused application P23/V2833/FUL)

Ref	Planning application number	Address and proposal.
		<ul style="list-style-type: none"> • <i>Prior to the use of the new vehicular access, visibility splays shall be provided in both directions in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Such splays shall be designed to ensure there is no obstruction to vision above 0.9 metre in height relative to the centre line of the adjacent carriageway over the whole of each visibility splay area. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.</i> <p><i>Reason: In the interest of highway safety (Policy CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</i></p> <ul style="list-style-type: none"> ○ <i>Prior to the use of the existing vehicular access, visibility splays shall be provided in both directions in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Such splays shall be designed to ensure there is no obstruction to vision above 0.9 metre in height relative to the centre line of the adjacent carriageway over the whole of each visibility splay area. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.</i> <p><i>Reason: In the interest of highway safety (Policy CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</i></p> <ul style="list-style-type: none"> ○ <i>No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. This shall include the planting of one large canopy, specimen tree to be planted at the site frontage which should be located close to the stem of T38 (ash tree). A schedule shall be provided including the details of the new tree to be planted (noting species, plant sizes and numbers/densities). The landscape plan will show the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.</i> <p><i>Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy CP44 of the adopted Local Plan 2031 part 1 and Saved Policy DC6 of the adopted Local Plan 2011).</i></p> <p>Relevant Cumnor Neighbourhood Plan policies DBC1, DBC3 and DBC4.</p>

47/24 Certificate of Lawful Development application(s). Noted

Table 2 List of Certificate of Lawful Development applications.

Ref	Planning application number	Address and proposal
i	P24/V1214/LDP	24 Norreys Road, Cumnor, Oxford OX2 9PT Construction of an indoor swimming pool and changing room and a connecting wall for privacy.

Ref	Planning application number	Address and proposal
		The committee raised concerns that the numbering of the application appeared to be incorrect, and the applicant had put their address as the address of the councils chairman. The Clerk would contact the plan officer.

DATE OF THE NEXT MEETING

48/24 Next meeting.

Monday 22 July 2024 (provisionally) at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.

The meeting closed at 7.55pm.

SignedDated2024.