

CUMNOR PARISH COUNCIL
Minutes of the Cumnor Parish Council
on Monday 8 September 2025 at 7.30pm
held in Farmoor Village Hall, Farmoor.

In attendance.

Council. Tom Christophers, Chairman, Laurence Waters, Vice-Chairman, Basil England, Dona Foster, Gary Mason, Judy Roberts, Chris Westcott, Oliver Wright and Tina Brock, Clerk.

County Councillors. Judy Roberts.

District Councillors. Scott Houghton and Judy Roberts.

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

239/25 Apologies for Absence.

Alison Jenner (prior commitment), Paula Lopez (prior commitment), Ray Stone (prior commitment) and CC James Plumb (prior commitment). Council resolved to approve these apologies.

240/25 Declaration of Interests.

Minute 259/25 ii and iii Dona Foster is the applicant.

Minute 253/25 Gary Mason quoted for the work.

Minute 253/25 Judy Roberts is Chair of the Dean Court Trustees.

241/25 Variance of Order of Business.

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

242/25 Minutes of the Meeting for the Cumnor Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 4 August 2025.

243/25 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 244/25.

244/25 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 (£)
17 Local Auth Cemeteries Order 1977	Oliver & James Funeral Directors	Interment of ashes	142.00
18 Local Auth Cemeteries Order 1977	Edward Carter Funeral Directors	Additional inscription to headstone	18.00
19 Local Gov Finance Act 1992 s41	VWHDC	2 nd half of precept	50,000.00

Table 2 List of receipts.

Statutory Power	Payments now due:	Description	Total (£)
60, SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,781.61
BACS LGA 1972 s111	Unity Bank	July bank charges	8.25
DD Telecom Act 1984 s97	EE	Mobile phone	22.98
DD Telecom Act 1984 s97	BT	Office and broadband	139.52
61 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning Services	July clean of pavilion	180.00
62 LGA 1972 s111	Oxfordshire Assoc of Local Councils	Councillor training	78.00
63a LG (Misc Prov) Act 1976 S19	MRH Services	Service inspection of play equipment	522.12
63b LG (Misc Prov) Act 1976 S19	MRH Services	Collect, fit and dispose of old drum tops. One top modified to fit	
63c LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play equipment	
64 LGA 1972 s111	Farmoor Village Hall	Room hire	41.63
65 LGA1972 s111	Gravita Oxford LLP	Quarter end and preparation of VAT return. Sage business cloud fee	387.82

66a Highways Act 1980 LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting, litter picking and raking sand at various sites	1,635.60
66b LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting and litter picking at play parks	
66c Highways Act 1980 LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting, litter picking and raking pea shingle at various sites	
66d Open Spaces Act 1906	Ady Podbery Grounds Care	Grass cutting Appleton Road common land	
DD Telecom Act 1984 s97	EE	Mobile phone	22.98
BACS LGA 1972 s111	Unity Bank	August bank charges	8.25
DD Telecom Act 1984 s97	BT	Office phone and broadband – August	139.52

Notes.

- i. After all payments/receipts are accounted for the Unity Bank account will be in credit at £68,687.78.
- 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) £2,239.56.
- iv. As of 18 August 2025 the Santander Business account held a credit balance of £83,618.01.

245/25 Public Presentation. None.

COUNCIL

246/25 Cumnor Hurst SSSI Unit 2.

- i. A meeting was held with Joe Letts and Angus Richards, Savills, Dick Mayon-White, Cumnor Conservation Group Chair, Tom Christophers, Laurence Waters and Clerk in August 2025 to discuss the new valuation which had increased from £75,000 to £92,000. The value was set at £4,000 per acre with no real explanation. Savills and All Souls College appear to have little regard or understanding of the work the Cumnor Conservation Group carry out at the site.
- ii. Council agreed that the latest valuation of £92,000 was a disappointment. Council discussed raising funds to purchase the site at an amount to be agreed and resolved to look into funding opportunities.
- iii. Council resolved to propose that a potential new lease would have a 10 year term with a 5 year break clause to ensure that All Souls legal obligations for the SSSI status is fulfilled following the ending of the extended lease term in August 2026.

REPORTS

247/25 Report from County Councillor(s).

CC Plumb submitted a written report.

Oxford Congestion Charge update.

Over the summer a public consultation was held regarding plans to introduce a congestion charge in Oxford. More than 7,000 people responded to the consultation with over 66% of those who responded to the public consultation said that there shouldn't be a charge, with more than 73% of respondents stating that the charge would negatively impact their lives. The Cabinet will decide whether to implement a congestion charge zone at their next meeting on 15th September and if approved, the scheme could be rolled out later in the Autumn.

B4044 resurfacing.

A reminder that there will be overnight closures of the B4044 from Farmoor to Dean Court to facilitate the resurfacing of the road near the Farmoor end. The closure will be from 30 September 2025 up to and including 2 October 2025 and will operate between 20:00 and 06:00. Access will be maintained for emergency service vehicles and for those frontages within the closure area. The phasing of the works is as follows:

Tuesday 30 September 2025 – Works on B4044 Eynsham Road between the speed limit east of Farmoor & Valley Farm Campsite. Mini Roundabout with B4017 Cumnor Road to remain open. Through traffic and buses will run as normal between Eynsham and Cumnor. No direct access to Botley.

Wednesday 1 October 2025 – Works include entirety of Mini Roundabout area at B4017 Cumnor Roundabout/B4044 Eynsham Road. No through traffic permitted through Farmoor. Buses only will be let through with last scheduled service between Eynsham & Cumnor at 21:00pm.

HGVs/Freight movement.

Oxfordshire County Council are planning to investigate freight movements and potential weight restrictions on the B road routes in the Cumnor, Farmoor, Swinford, Eynsham, Sutton, and Stanton Harcourt areas. This study will aim to produce a paper that outlines the issues related to HGVs in the area and explore potential mitigation options. Officers anticipate that this work will be completed by the end of September, and I will share it with the Parish Council when I receive it.

Electric Blanket testing this autumn.

Oxfordshire Trading Standards Team will be hosting sessions throughout the county for residents to get their electric blankets checked ahead of the winter. In 2024, 734 blankets were tested with 30% failing electrical safety checks. Safety checks are happening in the following locations nearby: Abingdon (26th September 2025) and Witney (9th October 2025).

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.

248/25 Reports from District Councillor(s).

DC Houghton submitted a written report.

Licensing Act Policy Consultation .

The joint Licensing Act policy in South Oxfordshire and Vale of White Horse is due a review and update, having been adopted in 2021. There is a consultation open until the 16 October 2025 at the link below: [Licensing Act Policy Consultation - Join the conversation - South Oxfordshire & Vale of White Horse - Citizen Space](#)

Council IT/Planning Service Update.

Following the updates to the council IT system in May and June 2025, there has been a backlog in the planning system, and some services (such as pre-application advice) were temporarily limited. It is anticipated that the backlog will be cleared at some point in September 2025 and all planning services will return to business as usual.

Church Way.

While not in Cumnor, it may be of interest to residents that the application to install collapsible bollards to prevent vehicle access along Church Way in Botley was approved at the planning committee meeting on the 20 August 2025.

249/25 Report from Representatives on Outside Bodies. None.

TRAINING

250/25 Training/Events.

- i. No member was available to attend the virtual OALC Councillor Forum on Monday 15 September 2025.
- ii. No member requested to attend the OALC Councillors Fundamentals course.
- iii. Council approved the expenditure of £65 + VAT for Dona Foster to attend the OALC event How to respond effectively to planning applications on Tuesday 4 November 2025 if she was available to attend.

FINANCE

251/25 Expenditure.

Council resolved to approve the following.

- i. £1,028.75 + VAT for Ady Podbery Grounds Care to supply and plant Hornbeam hedging at Pinnocks Way play park.
- ii. £180 +VAT for Ady Podbery Grounds Care to supply a bulk bag of soil to infill the cracks around the play and fitness equipment at Fogwell Field Play Park
- iii. £1,021.80 per each shelter for MRH Services to paint 3 youth shelters at Glebe, Pinnocks and Mayfield play parks.
- iv. £150 for Peter Talbot to carry out an Energy Performance Certificate (EPC) at Closes Pavilion.
- v. £2,617 + VAT for GW Shelter Solutions to fit solar lighting to the Oaklands, Farmoor bus shelter.

252/25 Grounds maintenance schedule 2025/2026.

Council resolved to approve Ady Podbery Grounds Care grounds maintenance contract from 1 September 2025 to 31 August 2026.

253/25 Grants.

Council resolved to approve the following grants.

- i. Dean Court Community Centre (LGA 1972 s 137). £1,050 would be granted if other funding opportunities failed.

Gary Mason and Judy Roberts left the room during the decision making of minute 253/25..

ENVIRONMENT AND AMENITIES

254/25 Ad-hoc cutting of grass verges in the parish. None.

NEIGHBOURHOOD PLAN REFRESH

255/25 Draft minutes of the Neighbourhood Plan Refresh Working Party meeting held on Monday 11 August 2025.

Received.

256/25 Briefing/Q&A session,

Councillors are invited to a session with O'Neil Homer and the NP Refresh Working Party on Tuesday 16 September 2025 at 7pm via zoom to be briefed on the proposed changes to the made NP and to ask questions.

PLANNING

257/25 Draft minutes of the Planning Committee meeting held on Monday 18 August 2025.

Received.

258/25 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/V1692/LB	Cutts End Cottage, Appleton Road, Cumnor, Oxford OX2 9QH <i>Replacement front door.</i> Support.
ii iii	P25/V1702/LB P25/V1699/HH	Dona Foster left the room. Rockley Farm House 16 Appleton Road, Cumnor, Oxford OX2 9QH <i>Demolition of 20th century single and two storey extension to north elevation and replacement with new two and single storey extension. Removal and replacement of south elevation part glazed roof link passageway on a slightly larger foot print. Provision of one additional small conservation roof light to west first floor landing slate roof. Removal of modern masonry paint on rubble stone walls, lime mortar repair to rubble stone walling. Removal of loose and defective lime render along with modern cement render on the front elevation and replacement with lime render to previously rendered surfaces and Keim mineral paint finishes to all existing external walls to match existing. Repair and upgrading of existing window frames including double glazing where feasible in existing frames and secondary double glazing elsewhere. Replacement of existing damp solid ground floors for limecrete floors and relaying and supply of additional stone paving slabs. Internal alterations. Air source heat pump and housing to north elevation. New building services including new surface water drainage/rainwater harvesting and rerouting of foul water drains to connect to existing mains. Construction of new dry stone northern garden boundary wall and hedging.</i> Support.
iv	P25/V1563/HH	West Acre, Faringdon Road, Cumnor, Oxford OX2 9QY <i>Proposal to install a metal external staircase on the north elevation of existing garage building to provide external access.</i> Support.

259/25 Permitted planning applications. Noted.

Table 4 List of permitted planning application(s).

Ref	Planning application number	Address and proposal
i	P25/V1229/FUL	Sabine Valley Farm Barns, Cumnor Road, Farmoor, Oxford OX2 9NS <i>Change of use from bed and breakfast to residential</i>
ii	P25/V1400/HH	48 The Glebe, Cumnor, Oxford OX2 9QB <i>Front extension.</i>

Ref	Planning application number	Address and proposal
iii	P25/V1376/HH	6 Hanson Drive, Dean Court, Oxford OX2 9RY <i>Proposed single storey porch to front elevation. Glass door to the rear elevation ground floor. Two new windows to the side elevation.</i>
iv	P25/V1255/FUL	75 Cumnor Hill, Cumnor, Oxford OX2 9HX <i>Demolition of existing dwelling and erection of 4 x detached dwellings, including ancillary works (re-submission of P24/V2677/FUL).</i>

260/25 Appeals to the Planning Inspectorate.

Table 5 List of appeals to the Planning Inspectorate.

Ref	Appeal ref.	Address and proposal
1	APP/V3120/W/2 5/3364345 P24/V2480/FUL	96 Cumnor Hill, Cumnor, Oxford OX2 9HY <i>The development proposed is subdivision of land to rear and erection of 4 bedroom 2 storey dwelling and detached garage, use of new access to Cumnor Hill allowed by application P23/V1945/HH and the provision of fire appliance turning space, associated landscaping and bin store.</i> Appeal is allowed and planning permission is granted.

261/25 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 5 August 2025 The next meeting is scheduled for 9 September 2025.
- b. Councils noted the two responses to the Examining Authority (ExA) submitted for Deadline 4 (23:59 on 22nd August) which have been published by the Planning Inspectorate (PINS) and on the Council's website: [Comments on any submissions received at Deadline 3](#); [Comments on applicant's draft Accompanied Site Inspection \(ASI\)](#)
- c. Council noted [CPC's response to the applicant's consultation on proposed changes](#) which was submitted to both the applicant and copied to the ExA.
- d. Council noted that [Layla Moran MP made a submission to PINS](#) supporting Councils position on the withdrawal of the Southern site from the application, the applicant's August 30 day consultation, Councils request for an ASI and other matters.
- e. Council will need to submit responses for Deadline 5 by 23:59 on 12 September 2025. Council agreed to respond to:
 - Notification by Interested Parties and Affected Persons of wish to speak at an Open Floor Hearing
 - Comments on Responses to Examining Authority's ExQ2
 - Comments on any other information and submissions received at D4
- c. Community Benefits update. Oliver Wright reported. PINS is now asking for confirmation of the amount of Community Benefit, and the applicant agreed to an annual payment of £525 per MW per year equating to £441,000 per year index linked, secured by section 111. An agreement would be drafted and shared with the local authorities in due course.
- d. Council approved that Chris Westcott would attend on behalf of Council at the Examining Authority's hearings scheduled to be held the week commencing 6 October 2025. Chris Westcott informed the meeting that since Council gave oral evidence in May 2025 VWHDC, Layla Moran MP and ICOMOS are all unanimous that the southern centre should be withdrawn from the proposal and that he would state this at the relevant Open Floor Hearing if Council approved. CC Judy Roberts agreed that she also agreed with the position that the southern site should be removed from the proposal. Council agreed to contact CC Plumb to ascertain whether he takes the same position. Council agreed that Chris Westcott should make these positions known to the ExA at the Open Floor Hearing. The next deadline (number 5) is set for 20 October 2025.

ii. Land West of Red House Farm, Farmoor.

- a. Council noted that the VWHDC Landscape Architect had registered an objection

iii. National Grid's Farmoor Substation.

- a. Council noted that a National Grid's Environmental Screening application was registered on 8 August 2025 with VWHDC ([P25/V1685/SCR](#)), for a decision by 19 September 2025. The application asserts that an 'EIA (*Environmental Impact Assessment*) is not required' as '*the proposed development is not likely to give rise to significant effects on the environment*'

262/25 Items for next month's agenda. None.

DATES OF FUTURE MEETINGS

263/25 Next meeting.

The next meeting would be held **on Monday 6 October 2025 at 7.30pm** venue to be confirmed.

Further meetings would take place in **2025** on **Mondays**: 3 November and 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 9.30pm.

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