

**CUMNOR PARISH COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the United Reformed Church Hall, Cumnor**  
**on Monday 19 June 2017 at 7.30pm**

**Present:** Gerald Frost (Council Chairman), Steve Viner, Chairman (Council Vice-chairman), Tom Christophers, Trevor Halls, Judy Roberts, Nick Surman 11 parishioners and Tina Brock, Clerk.

**42/17 Election of Chairman.** Steve Viner was proposed for the office of Chairman by Gerald Frost seconded by Judy Roberts and agreed.

**43/17 Apologies for Absence.** John Griffin, (prior commitment). This apology was received.

**44/17 Variation of Business.** Council RESOLVED that items 7i 55 Meadow Close, 7v 18 Cumnor Hill and 7vi 40 Cumnor Hill on the agenda should be brought forward.

**45/17 Declarations of Interest.** Prejudicial interest for:

Minute 49/17 v Steve Viner is the applicant.

Personal interests for:

Minute 49/17 ii Judy Roberts knows neighbours.

Minute 49/17 ii Steve Viner knows neighbours.

**46/17 Minutes of the Meeting of the Planning Committee held on 22 May 2017.** The Committee RESOLVED to approve the minutes which were agreed and signed by the Chairman as a correct record.

**47/17 Matters arising from the minutes Monday 22 May 2017.** None

**48/17 Public Participation.** The Committee adjourned to allow members of the public to speak.

Planning application P17/V1376/HH 55 Meadow Close. Resident objected to the proposal on the grounds of height, loss of views and loss of light and invasion of privacy.

Planning application P17/V1466/FUL 18 Cumnor Hill. Residents objected to the proposal on the grounds of site levels, drainage concerns and height of retaining wall.

P17/V0805/HH amended details 40 Cumnor Hill. Residents objected to the proposal on the grounds of height and massing and drainage concerns.

The Committee reconvened.

**PLANNING**

**49/17 Submitted Planning Applications.** The appended applications were discussed and observations have been submitted to the VWHDC by the Council:

i	P17/V1376/HH	55 Meadow Close, Farmoor, Oxford OX2 9PA <i>Single-storey rear conservatory.</i> Parishioner left at 7.40pm.
ii	P17/V1466/FUL	18 Cumnor Hill, Cumnor, Oxford OX2 9HA <i>Variation of condition 2 of P16/V1994/RM to refer to an additional drawing 5376 02C. RM application following outline permission P15/V1110/O for the access, appearance, landscaping, layout and scale of two dwellings.</i>
iii	P17/V0805/HH amended details	40 Cumnor Hill, Cumnor, Oxford OX2 9HB <i>Erection of a new two-storey detached house, a garage and manoeuvring area. Access from Cumnor Hill to be provided as per planning consent in application P15/V2998/FUL (as amended by revised plans and revised flood risk and drainage assessment received 2/6/2017 from agent).</i> 10 parishioners left at 8.05pm
iv	P17/V1415/HH	Queensbury House, 64 Appleton Road, Cumnor, Oxford OX2 9QH <i>Single-storey faceted oak frame extension.</i>
v	P17/V1514/HH	25 Eynsham Road, Dean Court, Oxford OX2 9BS <i>Demolition of existing conservatory and rear extension and construction of new single-storey rear extension. New single access point to the rear of the building and a new staircase installed to create further bedroom within existing loft space.</i> Steve Viner left the room while the Committee considered an observation.
vi	P17/V1454/RM	37 Robsart Place, Cumnor, Oxford OX2 9QT <i>Reserved Matters Application following outline approval P16/V0350/O for the erection of one dwelling for the access, appearance, layout, scale</i>

vii	P17/V1598/HH	24 Cumnor Hill, Cumnor, Oxford OX2 9HA <i>Replacement rear single-storey extension, internal alterations, rear patio extension, front driveway re-alignment and alterations to vehicular access and roof mounted solar panels.</i>
viii	P17/V1588/HH	2 Oaklands, Oxford Road, Farmoor, Oxford OX2 9NW <i>Proposed Works comprising of: - Remodelling roof of the existing dwelling to provide an additional bedroom/en-suite bathroom accommodation. - Addition of 3 no. dormer windows to south elevation. - Change of external appearance from brick finish to traditional render finish to all existing walls. - Relocation and replacement of existing front entrance/porch with new porch entrance to south elevation. - Addition of 2 no. window fenestration to east elevation. - Relocation and replacement of existing window fenestration with 2 no. window fenestration to south elevation. - Relocation and replacement of existing window fenestration with 1 no. window fenestration and 1 no. door opening etc...</i>
ix	P17/V1571/FUL	22 Pinnocks Way, Dean Court, Oxford OX2 9DG <i>Change of use from an ancillary annex to a separate dwelling.</i> Vote 3 no objections, 2 abstentions.

**50/17 Update on Other Current Matters.** John Griffin reported, via email, issues of parking around 19 Meadow Close, Farmoor. The owner is in the process of fencing in his highway boundary with 1.8 m high close boarded fence and taking the landscaped strip between the boundary of the property and footpath which does not belong to him. This has been reported to Emma Turner, Enforcement, VWHDC who would investigate the issues of: the height of the fence without planning permission and the allegation that the householder is attempting to extend his residential land, which needs planning permission regardless of the land owner.

**DATE OF THE NEXT MEETING**

**51/17** The next meeting would take place at **7.30pm** on **Monday 17 July 2017** (provisionally) in the **United Reformed Church Hall, Leys Road, Cumnor.**

The meeting closed at 8.35pm.

Signed .....

Dated .....2017

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference: P17/V1376/HH  
Application type: Other  
Address: 55 Meadow Close, Farmoor, Oxford OX2 9PA  
Proposal: *Single-storey rear conservatory.*

Officer: Kerry Street  
Amended plans:

**CUMNOR PARISH COUNCIL:**

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4.  **OBJECTS** to this application for the following reasons.

Council objects to the height of the proposed conservatory brick wall of 2.3m high as this will have an overbearing effect on 53 Meadow Close.  
Council would propose that the application could be made acceptable if the wall were lowered to 1.8m and the privacy of the upper part of the conservatory were created using obscure glazing.

Signed by ..... *T. Brook*  
Clerk to Cumnor Parish Council

Dated 20 June 2017

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference: P17/V1415/HH  
Application type: Other  
Address: Queensbury House, 64 Appleton Road, Cumnor, Oxford OX2 9QH  
Proposal: *Single-storey faceted Oak Frame extension.*

Officer: Alastair Scott  
Amended plans:

**CUMNOR PARISH COUNCIL:**

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4.  **OBJECTS** to this application for the following reasons.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 June 2017

## CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P17/V1514/HH  
Application type: Other  
Address: 25 Eynsham Road, Dean Court, Oxford OX2 9BS  
Proposal: *Demolition of existing conservatory and rear extension and construction of new single-storey rear extension. New single access point to the rear of the building and a new staircase installed to create further bedroom within existing loft space.*

Officer: Alastair Scott  
Amended plans:

### CUMNOR PARISH COUNCIL:

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4.  **OBJECTS** to this application for the following reasons.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 June 2017

## CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P17/V1454/RM  
Application type: Minor  
Address: 37 Robsart Place, Cumnor Oxford OX2 9QT  
Proposal: *Reserved Matters Application following outline approval P16/V0350/O for the erection of one dwelling for the access, appearance, layout, scale. Outline application for the construction of a single dwelling.*

Officer: Sarah Green  
Amended plans:

### CUMNOR PARISH COUNCIL:

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4.  **OBJECTS** to this application for the following reasons.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 June 2017

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

		Officer:	Hanna Zembrzycka-Kisiel
Application reference:	P17/V1466/FUL	Amended plans:	
Application type:	Minor		
Address:	18 Cumnor Hill, Cumnor Oxford OX2 9HA		
Proposal:	<i>Variation of condition 2 of P16/V1994/RM to refer to an additional drawing 5376 02C. RM application following outline permission P15/V1110/O for the access, appearance, landscaping, layout and scale of two dwellings</i>		

**CUMNOR PARISH COUNCIL:**

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4.  **OBJECTS** to this application for the following reasons.

Council strongly objects to this retrospective variation of condition 2 application to increase the retaining wall from 300mm to 600mm high. This has been necessitated because the contractor does not want to remove uncalculated spoil from the site after the houses being built too high. The land to the rear garden should follow the natural topography of the site and not be artificially levelled to the detriment of the amenity of the houses behind in both overlooking and visual barrier. Having visited the site, in reality the retaining wall has already built at a height of over 1m and this is totally unacceptable. Council understands that currently the Planning Enforcement Officer has stopped building work.

The changes in the ground level makes the approved drainage plan unsustainable and Council would request that a new drainage plan be submitted to take into account the changes within the site. As the Vale is aware Council and residents have constantly raised concerns of building on the hill and the impact on the water course and spring line which results in properties on the Eynsham Road being flooded.

Signed by .....  
Clerk to Cumnor Parish Council

*T. Brook*

Dated 20 June 2017

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference:	P17/V0805/FUL	Officer:	Sarah Green
Application type:	Minor	Amended plans:	Yes
Address:	40 Cumnor Hill, Cumnor Oxford OX2 9HB		
Proposal:	<i>Erection of a new two-storey detached house, a garage and manoeuvring area. Access from Cumnor Hill to be provided as per planning consent in application P15/V2998/FUL (as amended by revised plans and revised flood risk and drainage assessment received 2/6/2017 from agent).</i>		

**CUMNOR PARISH COUNCIL:**

1.  Considers that this application should be **APPROVED** for the following reasons.
2.  Considers that this application should be **REFUSED** for the following reasons.

Council would reiterate that:  
 The proposal to erect a property to the rear of 40 Cumnor Hill goes against the principle of 'backland' development and would harm the character and appearance of the surrounding area. The proposal is not in line with the VWHDC Design Guide E 2.29 which identifies Cumnor Hill as a distinctive low density area with a well landscaped character. Although many properties on Cumnor Hill have very long gardens this is one of the shorter ones and with the proposed building only 15-16m away from adjacent buildings this is wholly inappropriate. Although the proposed design is of lower profile its siting provides overlooking to the detriment of adjacent property amenity.  
 The amended drainage assessment does not overcome the problems raised in the Councils original comments of:  
 Council notes (Foul & Surface Water Drainage Assessment 1.6) that because of the wet nature of the ground it is proposed to pump the surface flows, due to the topography of the site, to the public surface water sewers on Cumnor Hill. The public water sewers on Cumnor Hill merge with foul sewers downhill, this arrangement would effectively mean that from the outset, it would be planned that surface water would be pumped into foul sewers. This is not an acceptable arrangement for a new dwelling.

3.  has **NO STRONG VIEWS** on this application and accepts that VWHDC will determine it as it considers appropriate.

Signed by .....   
 Clerk to Cumnor Parish Council

Dated 20 June 2017



## CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P17/V1598/HH  
Application type: Other  
Address: 24 Cumnor Hill, Cumnor Oxford OX2 9HA  
Proposal: *Replacement rear single-storey extension, internal alterations, rear patio extension, front driveway re-alignment and alterations to vehicular access and roof mounted solar panels.*

Officer: Alastair Scott  
Amended plans:

### CUMNOR PARISH COUNCIL:

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4.  **OBJECTS** to this application for the following reasons.

Council objects for the following reasons:

Council accepts that the general principle of the Ground Floor extension is acceptable. However, inserting an additional floor into the roofspace in the manner of the proposed rectangular dormer, introduces an unacceptable scale and massing to the building. The proposed full height openable windows with Juliette balcony introduces considerable overlooking to the properties on both sides.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 June 2017

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference: P17/V1588/HH  
Application type: Other  
Address: 2 Oaklands, Oxford Road, Farmoor, Oxford OX2 9NW

Officer: Anthony Hamilton  
Amended plans:

Proposal: *Proposed Works comprising of: - Remodelling roof of the existing dwelling to provide an additional bedroom/en-suite bathroom accommodation. - Addition of 3 no. dormer windows to south elevation. - Change of external appearance from brick finish to traditional render finish to all existing walls. - Relocation and replacement of existing front entrance/porch with new porch entrance to south elevation. - Addition of 2 no. window fenestration to east elevation. - Relocation and replacement of existing window fenestration with 2 no. window fenestration to south elevation. - Relocation and replacement of existing window fenestration with 1 no. window fenestration and 1 no. door opening etc...*

**CUMNOR PARISH COUNCIL:**

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4.  **OBJECTS** to this application for the following reasons.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 June 2017

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference: P17/V1571/FUL      Officer: Penny Silverwood  
Application type: Minor      Amended plans:  
Address: 22 Pinnocks Way, Dean Court, Oxford OX2 9DG  
Proposal: *Change of use from an ancillary annex to a separate dwelling.*

**CUMNOR PARISH COUNCIL:**

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4.  **OBJECTS** to this application for the following reasons.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 June 2017