

## CUMNOR PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held in the Garden Room, United Reformed Church Hall, Cumnor on Monday 17 September 2018 at 7.30pm

**Present:** Steve Viner, Chairman, John Griffin, Nick Surman, Laurence Waters and Tina Brock, Clerk.

**68/18 Apologies for Absence.** Tom Christophers (prior commitment) and Judy Roberts (prior commitment). These apologies were received.

**69/18 Variation of Business.** None.

**70/18 Declarations of Interest.** None.

**71/18 Minutes of the Meeting of the Planning Committee held on Tuesday 21 August 2018.** The Committee RESOLVED to approve the minutes which were agreed and signed by the Chairman as a correct record.

**72/18 Matters arising from these minutes.** None

**73/18 Public Participation.** None.

#### PLANNING

**74/18 Submitted Planning Applications.** The appended applications were discussed and observations have been submitted to the VWHDC by the Council:

i	P18/V1666/FUL amended details	70 Cumnor Hill, Cumnor, Oxford OX2 9HU <i>Demolition of existing dwelling. Erection of a 2.5 storey building with 9 flats (2x3 bed, 5x2 bed and 2x1 bed) with 15 off street parking spaces and associated amenity, effuse and cycle stores. Erection of 2x1.5 storey 4 bed houses with double car ports and off-street parking (min 3 spaces per house). (Amended plans received 31/08/2018.)</i>
ii	P18/V2190/FUL	Flat 1, 2 Arnolds Way, Cumnor, Oxford OX2 9JB <i>Variation of condition 2 - of P17/V2923/FUL. Demolition of 2 Arnolds Way and erection of 8 flats (as amended by plans PL01C, PL02B and PL03A received 30/08/2016, additional vehicle tracking plan received 27/09/2016 and amended by plans received 01/12/2016). (Amended plans and additional information received 13/12/2017-clarification on materials, retaining walls, changes to landscaping.)</i>

**75/18 Update on Other Current Matters.** None.

#### DATE OF THE NEXT MEETING

**76/18** The next meeting would take place at **7.30pm** on **Monday 17 September 2018** (provisionally) in the **Garden Room, United Reformed Church Hall, Leys Road, Cumnor.**

The meeting closed at 7.45pm.

Signed .....

Dated .....2018

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference:	P18/V1666/FUL	Officer:	Andy Heron
Application type:	Major	Amended plans:	Yes
Address:	70 Cumnor Hill, Cumnor, Oxford OX2 9HU		
Proposal:	<i>Demolition of existing dwelling. Erection of a 2.5 storey building with 9 flats (2x3 bed, 5x2 bed and 2x1 bed) with 15 off-street parking spaces and associated amenity, refuse and cycle stores. Erection of 2x1.5 storey 4 bedroom houses with double car ports and off-street parking (min 3 spaces per house) (amended plans received 31/08/2018).</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.

The amended details submitted do not mitigate any of Council's original reasons for objecting to the application as they are of minor nature. Council continues to object to this amended application on the basis of its original objections which are:

The scale and mass of this proposal is not in keeping with other adjacent properties and has a serious impact on 1 Dean Court Road, 72 Cumnor Hill and 7 Woodfield Dean Court Road. The drawings do not clearly indicate the relationship with the adjoining properties in terms of actual levels. All adjacent properties will suffer loss of privacy from both the houses and the block of flats together with over shadowing to 1 Dean Court Road. Both the houses and flats have windows over-looking the adjacent properties and the block of flats have balconies also over-looking the adjacent properties

Council would refer to the VWHDC Design Guide and the emerging Cumnor Neighbourhood Plan which seeks to preserve and advance our environment. Generally on Cumnor Hill there are substantial plots within which individual houses stand, maintaining the semi-rural character of the area. Detached properties are set back in leafy front gardens/hedges with mature trees. The scale and mass of this proposal is not in keeping with the VWHDC Design Guide which refers to Cumnor Hill as 'a lower density area with residential properties set in relatively large landscaped grounds' DG79 states 'lower density areas of the Vale is 1 or 2-storey in height'. The proposal to infill the rear of the garden behind the new block of flats is over development which is against the special guidelines set out in the Design Guide.


A topographical survey of the existing site is provided but no proposed levels are available which is of major concern on a sloping site and should be provided.

There would be a considerable increase in vehicles entering and egressing from the development. Both Dean Court Road and Arnolds Way are very close to the entrance to this development. Council notes that no Construction Management Plan has been submitted with the plans.

Council has concerns that the rainwater harvesting system and septic tanks will not operate successfully in this location and will disrupt the water courses and spring line causing surface and flooding issues. Council has for several years repeatedly expressed concerns, in its responses to planning applications relating to Cumnor Hill, about the potential impact of developments on ground water and surface water run-off.

Noise disturbance, smells and obtrusive lighting that will result from this proposal will have a detrimental impact on the adjoining properties.

Council requests that the views of the neighbours are taken into consideration.

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

Dated 18 September 2018




### CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference:	P18/V2190/FUL	Officer:	Andy Heron
Application type:	Minor	Amended plans:	
Address:	2 Arnolds Way, Cumnor, Oxford OX2 9JB		
Proposal:	<i>Variation of condition 2 of approved planning application P17/V2923/FUL.</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.

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

Dated 18 September 2018