

CUMNOR PARISH COUNCIL

Minutes of the Meeting of the Cumnor Parish Council held in the United Reformed Church Hall, Leys Road, Cumnor on Monday 4 September 2017 at 7.30pm

Present: Steve Viner, Acting-chairman, Tom Christophers, Pam Fraser, Dudley Hoddinott, Lucy Mangua, Fiona Newton, Judy Roberts, CC Anda Fitzgerald-O'Connor, 12 parishioners and Tina Brock, Clerk.

265/17 Apologies for Absence. Gerald Frost, Chairman (prior commitment), Jeffrey Gee (prior commitment), Bryan Goudman (prior commitment), John Griffin (prior commitment), Alison Jenner (prior commitment), Nick Surman (prior commitment) and Paul Taylor (prior commitment). These apologies were received.

266/17 Variance of Order of Business. Council approved moving items 8 County Councillor report and 23 iii planning application 11 Dean Court Road forward on the agenda.

267/17 Declarations of Interest. None.

268/17 Minutes of the Meeting of the Parish Council held on Monday 7 August 2017. Council RESOLVED to approve the minutes which were signed by the Chairman as a correct record

269/16 Matters Arising from the Minutes. None.

270/17 Clerk's Newsletter and Addendum to the Agenda. Received.

a) Payment of Accounts. Approved as per minute 271/17.

271/17 Payments of Accounts. It was resolved to authorise the payments specified in the Clerk's Newsletter and Addendum and reproduced below:

			Net cost	VAT	Sub total	Total
	Payments received:					
11 Local Auth Cemeteries Order 1977	Greens Funeral Directors	Burial				279.00
	Payments now due:					
68 a,b LGA 1972 s112 Contract/Pensions Act 2014	Staff costs					2,292.31
69 LG(Misc Prov) Act 1976 s19	Huck Nets	Replacement crossbeams for Birds Nest - Pinnocks Play Park	939.24	187.85		1,127.09
70	T Brock	Advance on petty cash				169.71
DD Telecom Act 1984 s97	BT	July office phone bill	27.02	5.40		32.42
71 LGA 1972 s134	Fogwell Road Pavilion Man Com	Room hire - NP				15.00
72a LG(Misc Prov) Act 1976 s19	MRH Services	Fit crossbeams to Birds Nest & S&F new dome to tunnel - Pinnocks Way			1,344.49	
72b LG(Misc Prov) Act 1976 s19	MRH Services	Replace swing of Sling Swing - Glebe			78.00	1,422.49
73 LG(Misc Prov) Act 1976 s19	Wood Dragon Tree Surgery	Remove overhanging branches of Ash tree at The Closes				400.00
74a LG(Misc Prov) Act 1976 s19	Ady Podbery Grounds Care	Various grounds work as per schedule	935.00	187.00	1,122.00	
74b LG(Misc Prov) Act 1976 s19	Ady Podbery Grounds Care	Various grounds work as per schedule	420.00	84.00	504.00	
74c LG(Misc Prov)	Ady Podbery	Various grounds work as per				

Act 1976 s19 Highways Act 1980	Grounds Care	schedule	405.00	81.00	486./00	
74d LG(Misc Prov) Act 1976 s19 Open Spaces Act 1906 Highways Act 1980	Ady Podbery Grounds Care	Supply and lay sand at Pinnocks play park, fill in trip hazard around mound slide at Glebe play park	435.00	87.00	522.00	2,634.00
75 LGA 1972 s111	Direct 365	Fixed wire testing Fogwell Road Pavilion	190.00	38.00		228.00
76 LG(Misc Prov) Act 1976 s19	MRH Services	Monthly visual inspection and replace broken slabs at Fogwell play park				171.62

Notes.

1. After all payments are made the Santander Community Account will be in credit at £117,040.86
2. The Council has the following debtor for 2017/18: HMRC (Reclaimable VAT) £7,924.67.
3. Electronic payment for invoice 68a was approved between meetings.
4. As at 17 August 2017 the Corporate Notice Account held a credit balance of £71,928.91.

REPORTS

272/17 Report from County Councillor(s). CC Fitzgerald-O'Connor reported:

From Sunday 1 October 2017 charges for non-household waste at OCC recycling centres would be changing. More information of chargeable waste disposal can be found via the website www.oxfordshire.gov.uk/chargeablewaste.

The Oxford to Cambridge expressway was due to be discussed at a meeting on Thursday.

Andrew Gilligan, former Cycling Commissioner for London had been asked by the National Infrastructure Commission to write a report on how to make Oxford a world-class place for cycling. Changes to daytime support ie Health and Wellbeing and Learning Disability Support centres, would be replaced with a new Community Support Services from 1 October 2017 based in 8 centres Abingdon, Banbury, Bicester, Didcot, Oxford, Wallingford, Wantage and Witney. The majority of the 47 voluntary daytime support sectors had been awarded transitional funding.

CC Fitzgerald-O'Connor left the meeting at 7.45pm

COUNCIL

Council adjourned to allow members of the public to speak.

273/17 Public Participation. Planning application P17/V1727/FUL 11 Dean Court Road, Cumnor. Residents raised concerns over noise and light pollution, traffic issues, finished floor levels, privacy and overlooking.

Council reconvened.

PLANNING

274/17 Submitted Planning Application. The Council would submit the following observations:

i	P17/V1727/FUL amended details	<p>11 Dean Court Road, Cumnor, Oxford OX2 9JL</p> <p><i>Demolition of the existing 5 bedroom dwelling and erection of 8 x 2 bedroom flats in two building and single replacement detached 5 bedroom dwelling. Provision of a shared access drive with associated parking, amenity, refuse and cycle stores. (As amended by plans and letter from agent received 10 & 21/08/2017.)</i></p> <p>Refused</p> <p>Additional comments.</p> <p>Levels have been supplied but still raise concerns over the FFL's and the question of mass in relation to the adjacent properties. The site appears to have been raised by 1m and Council has concerns over the stability of the retaining walls and the impact that the development may have on the water courses and spring lines that exist in the area.</p> <p>Block 1 has been turned around to face away from the road. Would this have an impact on the street scene?</p> <p>The car parking area of block 1 will directly cause light and noise pollution from car movements to 7 and 15 Dean Court Road.</p> <p>Councils original comments of still remain:</p>
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		<p>The site slopes considerably from south east to north east and from Dean Court Road to the rear of the proposed site. With the omission of existing ground level information in the form of a topography survey it is impossible to relate the finished floor levels and make an assessment of the necessary site fill requirements, retaining walls etc and therefore the mass of the proposed two blocks of flats in relation to the adjacent properties.</p> <p>Block 1 will impact on 15 Dean Court Road causing loss of privacy both to their rear garden, lounge and first floor bedroom windows on their south west elevation.</p> <p>Block 2 will also impose a large mass and scale building in relation to 13 Dean Court Road due to the slope of the site causing loss of privacy both to their rear garden, lounge and first floor bedroom windows on their south west elevation. The proposed house to the rear of the site will also impose loss of privacy to their first floor windows.</p> <p>The provision of 12 car parking spaces is inadequate as Council believes that there is a requirement for 1.75 car parking spaces per 2 bedroom apartments also no allowance for visitor parking has been made. This will result in overflow on Dean Court Road which is a narrow public highway.</p> <p>Access to the proposed development is via a single width driveway with a proposed enlarged entrance area to provide the ability for two cars to pass before entering Dean Court Road. What will happen to vehicles meeting further along the road where there are no passing places?</p> <p>A major concern is that the arboriculture impact report identifies 2 trees on the adjacent property that will require root protection measures as the new proposed driveway will pass under the canopy and root system.</p> <p>If permission is to be granted Council would request that a Construction Management Plan be submitted and approved prior to work commencing.</p>
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11 parishioners left at 8.35pm.

REPORTS

275/17 Report from County Councillor(s). CC Roberts reported:

The Botley Centre West Way change of use amended planning application had been received by Stuart Walker, VWHDC Planning Officer but was not yet available on the website. In principle most objection raised should have been resolved.

Street lights were slowly being upgraded and fitted with LED dimmer lights.

276/17 Report from District Councillor(s). DC Hoddinott reported:

I attended a meeting at 8am on 22 August 2017 with Judy Roberts, Charles Harper, local resident, Clerk, Geoff Barrell, Highways, OCC to confirm the exact location for a pedestrian island at the top of Cumnor Hill near to Kimmeridge Road. It was agreed that the only possible location would be south west of Kimmeridge Road junction where the splay for the right turn lane provided sufficient carriageway width (by lamp column 54A). Geoff Barrell was confident that with the funds available the work was feasible and once the plans had been designed they would be forwarded to Council to publicise. Work was expected to be carried out by February 2018.

DC Roberts reported:

West Way, Botley Centre. S106 funding was decided by OCC which had given funds towards developing safe cycling routes along the A420 West Way and Botley Road.

277/17 Report from Representative(s) on Outside Bodies. None.

FINANCE

278/17 Grants.

- i. Be Free Young Carers (formerly South and Vale Young Carers) Council RESOLVED to approve a grant of £300 under S137.

279/17 Recreation Expenditure. Council RESOLVED to approve the quote from MRH Services to supply and fit rubber safety surface tiles at the bottom of the slide at Pinnocks Way Play Park of £496.88.

280/17 Update on Other Current Matters. Council agreed that the Clerk should arrange for Trevor Halls name to be removed from the Councils Santander bank accounts signatory list.

COUNCIL

281/17 Committee Appointment.

- i. Appointment of a member to the Planning Committee and appoint a Plan Receiver was required due to the resignation of Trevor Halls. As no Councillor volunteered this item will be carried over to the next meeting.

RECREATION AND PLAYING FIELDS

282/17 Draft Minutes of the Fogwell Road Pavilion Management Committee Meeting held on 23 August 2017 were noted.

283/17 Update on Other Current Matters. Judy Roberts reported that the dome recently fitted at Pinnocks Way Play Park had been vandalised a few days after being installed. As agreed at the meeting in July, minute 211/17, a new dome would not be fitted as this was now the fourth dome to have been vandalised since 2009, a quote would be sourced to block the tunnel off.

The new play equipment at Fogwell Field Play Park was expected to be installed by the end of October 2017.

HIGHWAYS

284/17 Draft Minutes of the Parish Transport Representative Meeting held on 30 June 2017 were noted.

285/17 NAG/Community Group. PC Carl Bryant would be holding an informal meeting on Thursday 28 September 2017 at 7.30pm in Cumnor C of E School. Council agreed that the Clerk would attend.

286/17 Update on Current Matters. The Chairman reported that he had received a call from OCC Emergency Plan Officer on 31 August 2017 to inform Council of a possible gas canister explosion at a fire in Cumnor Road, Wootton and the possible need to evacuate residents to halls allocated in the Councils Emergency Plan. Fortunately this was not necessary and most residents returned to their homes.

The Clerk reported that work to improve the bus stops at Oxford Road, Swinford Bridge by OCC would take place this week. The issue of the bus stops being non-DDA compliant came to the Councils attention when a resident reported that his disabled wife struggled to get on and off at the bus stops as the kerbs were too low. *(Clerk's Note: the resident telephoned to say that the work had started and thanked the Council for bringing this issue to OCC's attention.)*

BURIAL.

287/17 Update on Current Matters. None.

ENVIRONMENT AND CONSERVATION

288/17 Update on Current Matters. Fiona Newton attended a BBQ at the Hurst organised by Cumnor Conservation Group on Sunday 3 September 2017 and on behalf of the Council thanked the group for looking after the Hurst and the SSSI.

PLANNING

289/17 Draft Minutes of the Planning Committee Meeting held on Monday 21 August 2017 were received.

290/17 Submitted Planning Applications. The Council would submit the following observations:

i	P17/V2288/FUL	Beard Construction, Cumnor Hill, Oxford OX2 9JP <i>Proposal to resurface existing gravel driveway with tarmac.</i> No Objection.
ii	P17/V2229/HH	2 Browns Close, Dean Court, Oxford OX2 9DB <i>Conversion of existing garage to WC and utility.</i>

		No Objection.
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291/17 Certificate of Lawful Development Application(s):

i	P17/V2164/LDE	25 Oxford Road, Farmoor, Oxford OX2 9NN <i>Lawful development certificate for Dormer windows.</i>
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292/17 Permitted Planning Applications. Noted.

i	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 and landscaping (as amended by plans and application form received 24/7/2017, as amended by plans received 10/08/2017).</i>
ii	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 (as amended by plans received 24/07/2017).</i>
iii	P17/V0106/RM	Hartwell Group, Faringdon, Road, Cumnor, Oxford OX2 9QX <i>Change of use and demolition of the former motor dealership and dwelling, for the erection of 22 dwellings with associated car parking, landscaping and boundary treatment. RM to outline approval granted 07/04/2016.</i>
iv	P17/V1376/HH	55 Meadow Close, Farmoor, Oxford OX2 9PA <i>Single-storey rear conservatory.</i>
v	P17/V1860/HH	3 Long Close, Dean Court, Oxford OX2 9SG <i>Demolition of attached garage and erection of two-storey side extensions.</i>
vi	P17/V1834/HH	6 Glebe Road, Cumnor, Oxford OX2 9QJ <i>Single and two-storey side and rear extensions. New dormer window and photovoltaic panels to existing roof.</i>
vii	P17/V1811/FUL	Woodlands, Bedwells Heath, Boars Hill, Oxford OX2 5JE <i>Variation of condition 2 (approved plans and condition 4 (tree protection) on planning permission P16/V1684/FUL (amended plans received to clarify tree removal 16/08/2017).</i>

293/17 Withdrawn Planning Application(s). Noted.

i	P17/V0805/FUL	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 02/06/2017 from agent).</i>
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294/17 VWHDC Tree Preservation Order V17V13 came into force 17 August 2017 to protect a Yew tree and Lime tree located to the north of 18-20 Cumnor Hill.

295/17 Update on Other Current Matters. The Chairman reported that VWHDC Enforcement Officers had visited 18 Cumnor Hill,

Judy Roberts asked if Council if it wished to uphold its objections regarding planning application P17/V1106/FUL 131 Pinnocks Way of: The amendment has not addressed Councils previous comments of:

- Overdevelopment of the site - scale and bulk at the rear of the site
- Loss of light to the garden of 133 Pinnocks Way due to the scale and bulk
- Insufficient parking spaces - 4 spaces allocated for potentially 16 persons

The additional Parking Technical Note does not offer a solution to the fact that the proposal has insufficient parking spaces. Parking on Pinnocks Way is an issue and there is a real possibility that overspill from the development will have an impact on the local road network.

Council **RESOLVED** to agree that the objections should stand and that the application should go in front of a VWHDC Planning Committee meeting.

NEIGHBOURHOOD DEVELOPMENT PLAN

296/17 Draft Minutes of the Neighbourhood Development Plan Steering Group Meeting held on Tuesday 22 August 2017 were received.

297/17 Update on Other Current Matters. Fiona Newton reported Julia Commons had joined the Steering Group as Treasurer and Julie Van-Onselen had resigned as she felt her role in representing land owners was not required as no sites had been allocated in the VWHDC Local Plan 2031 parts 1 and 2. The Character Assessment for each ward had been completed and Dr Kathy Davies had been thanked for pulling all the information together and work on listing local green spaces was due to start with a working group of 10 members.

CONFIDENTIAL INFORMATION

Exclusion of Press and Public

To move the following resolution, in view of the confidential nature of the business to be transacted it is in the public interest that the public and press be excluded from the remainder of the meeting and they are requested to withdraw.

298/17 Personal Matters. None.

DATES OF FUTURE MEETINGS

299/17 The next meeting of the **Parish Council** will take place at **7.30pm** on **Monday 2 October 2017** in **The United Reformed Church Hall, Leys Road, Cumnor.**

Further meetings are due to be held in **2017** at **7.30pm** in **The United Reformed Church Hall, Leys Road, Cumnor** on **Mondays: 6 November, 4 December** and in **2018: 8 January, 5 February, 5 March, 9 April.**

The next Annual Parish Meetings will take place on **Tuesday 1 May 2018** at **7.30pm** in **Farmoor Village Hall.**

The meeting closed at 9.25pm.

Signed..... Date.....2017