

**Minutes of the Meeting of the Planning Committee  
held on Monday 24 August 2026 at 7.30pm  
in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

**In attendance.**

**Committee members.** Laurence Waters, Chair (Council Vice-Chair), Rob Knowles, Judy Roberts, Chris Westcott and Tina Brock, Clerk.

**District Councillor.** DC Judy Roberts.

**County Councillor.** CC Judy Roberts.

**Visitors.** Three.

**33/26 Apologies for Absence.**

Tom Christophers (Council Chair) (prior commitment), Dona Foster, (prior commitment) and Gary Mason (unwell). This apology was approved. These apologies were received.

**34/26 Variation of Business.**

The Committee approved item 6 ii planning application 82 Norreys Road being brought forward of the agenda.

**35/26 Declarations of Interest.** None.

**36/26 Minutes of the Meeting of the Planning Committee held on Monday 20 July 2026.**

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

**37/26 Public Participation.** None.

**38/26 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   | P26/V3175/HH                | 82 Norreys Road, Cumnor, Oxford OX2 9PU<br><i>Removal of existing side lean-to canopy area and rear conservatory. Erection of new single storey rear extension with rooflights, proposed garage extension and replacement roof with one rooflight and removal of redundant chimney breast.</i><br><b>Supports.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ii  | P26/V2642/LB                | Stone Cottage, 33 Hurst Lane, Cumnor, Oxford OX2 9PR<br><i>Proposed programme of investigative, repair and stabilisation works at Stone Cottage. The proposals are limited to addressing known defects, improving the building's condition and enabling concealed areas of the structure to be inspected and assessed.</i><br><b>Supports.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| iii | P26/V3193/HH                | Stone Barn, 8 High Street, Cumnor, Oxford OX2 9PE<br><i>Conversion of existing integral garage and roof space into accommodation, with associated external alterations to dwelling. Erection of detached garage. Erection of detached garden and cycle storage outbuilding. New access gates.</i><br><b>Object.</b><br>Council objects due to the lack of details supplied and would request that the following details are made available for council to make an informed decision.<br><br><ul style="list-style-type: none"> <li>• Size, design and location of the proposed garage.</li> <li>• No swept path analysis</li> <li>• Details around the extra bedrooms</li> <li>• Details of the outbuilding already in place</li> <li>• Details of the velux windows on the eastern side. It is not clear whether they will be obscured glazing with a restricted height/opening</li> <li>• Request that the Oriel Bay window is fixed closed for neighbours and amenity</li> <li>• Does the proposal now change the function of the annex to be the primary dwelling as there no longer is a kitchen in the main dwelling?</li> </ul> |

| Ref | Planning application number | Address and proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                             | <p>Historically planning permission was granted in 1995 P95/V0023 that the annex must be subordinate to the main house as set out in the Section 106 agreement.</p> <ul style="list-style-type: none"> <li>council would request the following condition 'that the annex remains part of the curtilage of the main dwelling and will not be let or sold as a separate dwelling'.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| iv  | P26/V2376/HH                | <p>Ash Tree Farm, Faringdon Road, Cumnor, Oxford OX2 9QX<br/><i>Residential annexe to replace dilapidated workshop.</i></p> <p><b>Comment.</b><br/>Council is concerned that a previous very similar application was refused, please see attached P22/V1013/FUL, on the grounds of insufficient information and inappropriate development in the Green Belt.</p> <p>As the proposed annex will be constructed on the footprint of a former agricultural building should a Change of Use application be submitted before a planning application?</p> <p>If a Change of Use application is not required council at this stage cannot support the proposal without the relevant information. If, however, the plan officer recommends approval council would request the following condition 'that the annex remains part of the curtilage of the main dwelling and will not be let or sold as a separate dwelling'</p> |

#### DATE OF THE NEXT MEETING

##### 39/26 Next meeting.

The next meeting is scheduled for Monday 21 September 2026 (provisionally) at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.

The meeting closed at 7.55pm.

Signed .....Dated .....2026.