

Paper to be approved
Minutes of the Cumnor Parish Council
on Monday 3 August 2026 at 7.30pm
held in Fogwell Road Pavilion, Fogwell Road, Dean Court

In attendance.

Council. Tom Christophers, Chairman, Laurence Waters, Vice-Chairman, Dona Foster, Alison Jenner, Rob Knowles, Gary Mason, Judy Roberts, Ray Stone, Chris Westcott, Oliver Wright and Tina Brock, Clerk.

County Councillors. James Plumb and Judy Roberts.

District Councillors. Judy Roberts.

Visitors. Mark Owen-Lloyd, Photovolt Development Partners and two residents.

196/26 Apologies for Absence.

Basil England (unwell), Paula Lopez (prior commitment) and DC Scott Houghton (prior commitment). Council resolved to approve these apologies.

197/26 Declaration of Interests. None.

198/26 Variance of Order of Business. None.

199/26 Minutes of the Meeting for the Cumnor Parish Council.

Council resolved to approve the minutes of the meeting held on Monday 6 July 2026.

200/26 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 201/26.

201/26 Payments of Accounts.

Council resolved to authorise the payments specified in the Clerk's Newsletter and Addendum and reproduced below.

Table 1 Income received.

Statutory Power	Expenditure now due	Description	Total (£)
6 LG (Misc Prov) Act 1976 S19	Mr K Ali	Paid in error	45.00

Table 2 List of expenditure.

Statutory Power	Expenditure now due	Description	Total (£)
42, SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,400.74
43 LGA 1972 s137	Friends of Botley School	Grant	500.00
44 LGA 1972 s140	Gallagher insurers	Council insurance – revised to include reinstatement costs of pavilions	399.35
45 LGA 1972 s111	Cardinus Risk Management	Reinstatement cost assessment – Close Pavilion	216.00
DD Telecom Act 1984 s97	BT	Office and broadband	154.04
46 LG (Misc Prov) Act 1976 S19	Wicksteed Leisure Ltd	Turbano drums – Glebe play park – cr note for one of the drums received	203.29
47a LG (misc prov) Act 1953 s4	L J Harris Property Maintenance	Repairs to brick bus shelter corner of Chawley Lane	498.20
47b LG (misc prov) Act 1953 s4	L J Harris Property Maintenance	Repairs to brick bus shelter Oxford Road, Farmoor	
48 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning	June clean of pavilion	48.00
49 LG (Misc Prov) Act 1976 S19	Sutcliffe Play	Part for slingshot at the Glebe play park	102.19
50 Public Health Act 1936 s87	Hartley Tanker Services Ltd	Emptying of Eco loo at the Glebe	230.00
51a LG (Misc Prov) Act 1976 S19	MRH Services	Repairs to Chin up Bars at Closes	2,059.82
51b LG (Misc Prov) Act 1976 S19	MRH Services	Service inspection of play equipment	
51c Parish Councils Act 1957 LG (Misc Prov) Act	MRH Services	Remove rotten seat in maze at the Glebe play park and fit bench at the	

1976 S19		overbridge Cumnor	
51d LG (Misc Prov) Act 1976 S19 LGA 1972 s142	MRH Services	Fit noticeboard outside the Glebe play park and repair main gate	
51e LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play equipment and fit new chains to swing boat at the Glebe play park	
51a LG (Misc Prov) Act 1976 S19	MRH Services	Repairs to Rocking Horse and blue gate at the Glebe play park	
52 LG (Misc Prov) Act 1976 S19	Playsafety Ltd	Annual play equipment inspection	927.60
53 LG (Misc Prov) Act 1976 S19	Heritage Property Consultants	EPC's for Closes and Fogwell Pavilions and lodgement fees	300.00
54 Town & Country Planning Act s61F(1),(2)	GWP Consultants	Updating of Flood Risk Assessment – Neighbourhood Plan	2,520.00
55 LG (Misc Prov) Act 1976 S19	Fogwell Road Pavilion	Paid into wrong bank account	45.00
56 Town & Country Planning Act s61F(1),(2)	White Horse Print & Signs Ltd	NP Reg 14 documents printed	33.18
57 Town & County Planning Act 1990 s61F	rCOH t/aONH	Reg 14 comments and review	1,734.00
58 LG (misc prov) Act 1953 s4	The Bin Cleaners	Quarterly bus shelter clean	680.00
59a Public Health Act 1875	Total Pest Control	Quarterly mole control – Closes field	209.38
59b Public Health Act 1875	Total Pest Control	Quarterly mole control – Mayfield Road	
60a Highways Act 1980 LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Grass cutting, litter picking, raking sand as schedule	1,677.60
60b LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Grass cutting, litter picking cutting hedges as per schedule	
60c LG (Misc Prov) Act 1976 S19 Highways Act 1980	Ady Podbery Grounds Care	Grass cutting, litter picking, raking pea shingle as schedule	

Notes.

- After all payments/receipts are accounted for the Unity Bank account will be in credit at £42,188.40.
- After all payments/receipts are accounted for the Santander Community Account will be in credit at £2,776.43.
- The Council has the following debtor for 2026/2027: HMRC (Reclaimable VAT) £4,560.11.
- The Santander Corporate Account of 17 July 2026 held a credit balance of £86,601.80.

202/26 Public Presentation. None.

BOTLEY WEST SOLAR FARM

203/26 Q & A session with Mark Owen-Lloyd, Photovolt Development Partners.

Mark Owen-Lloyd addressed the Council on PVDPs current position followed by a Q & A session.

Q: Would there be a chance to respond to these changes?

MOL said that the Secretary of State doesn't have to and he claimed that the Oxford Host Authorities said "it's a better result". MOL then mentioned that he thought the Secretary of State could risk a judicial review but was unclear how or why.

Q: Why has it taken so long for PVDP to answer the questions?

MOL said "we have answered every single question we have ever been asked". MOL said that both RPS and Iceni had advised that they don't need an RVAA but "we have answered it".

Q: He was asked then about the 200 acre panel reduction and what did that do to output?

MOL said that the "Megawatts Peak" (MWp) which he called "AC" was now 1100 MW and that the "DC output remains at 840 MW". MOL said that they were relying on "increased efficiency of panels" and they had introduced "buffer strips to some ancient Woodland" and were "adding a cycle track". There was "no change in public access plans". "6 m wide public rights of way with planting either side" creates "the tunnel effect" so "we have removed a number of these". Iceni had

identified “six of these”.

Q: What about panels on fields in Cumnor Parish

The field to the west of B4017 – Tumbledown “no panels in that field now” “there is a path running north south in that field”.

Q: What about fires in substations

MOL claimed he knew nothing about that and that “put that NGET and then said “NGET will shortly be launching their consultation“

Q: What about fire in London Heathrow substation

MOL “that was a 132kV substation” “this one will be a 400kV substation”

Q: He was asked about the slippage of the NGET substation dates to 2031 and that PVDP had offered to build the own substation on their land.

MOL framed this as “consent in the DCO for a new substation in case National Grid don’t get planning permission” and “it was an insurance against them” but NGET “want it on their own land” MOL claimed that NGET would “connect us in 2030 with a one year fallback“ and he then said that the “delays to consent puts us in lock step with NGET“ in that PVDP would finish construction in October 2030 as it would take three years to build which happily would be exactly the same point at which NGET could offer them a grid connection. On the whole gate two issue MOL said “the gate 2 to hold queue was based on early connection capability and control of land”. MOL said “they gave us a Gate two within the 2030 clean power cut-off“ he said that NGET had originally “provided a 2029 connection but the agreement will say October 31“

Q: There were questions and about local workforce opportunities.

MOL said they had worked “with the job centre in Banbury” “we will launch job fairs” and that {PVDP was “working with Abingdon and Witney college “ as “they will develop courses for us”

Q About supply chains and UK originated components

MOL said “the panels come from China“ and “the cable comes from the UK” and “the transformers from Germany and Turkey” and “we are trying to do as much as possible as close to the site as possible.”

Q: How many panels have you removed from Cumnor Parish?

MOL unable to give a number but reiterated that “we’ve removed all the panels to the west of the road south of Farmoor” the panels are now “all to east – all around Denmans”.

Q: Have you had any contact with Red House Farm?

MOL he’s aware that they having an appeal heard in October but then he then said “more than that I do not know“

Mark Owen-Lloyd and 2 residents left the meeting.

REPORTS

204/26 Report from County Councillor(s).

CC Plumb submitted a written report.

Local Government Reorganisation.

As I’m sure members are aware, the government recently announced its preferred option for local government reorganisation in Oxfordshire. This will establish three new unitary authorities covering Oxfordshire and West Berkshire. The existing areas within the parish that I represent, including Cumnor and Farmoor, will come under the new ‘Greater Oxford Council’. There are no immediate changes to service delivery, and the County Council will continue to operate until the vesting date for the new councils on 1st April 2028. Elections will take place next year (May 2027) to elect members to the new authorities.

Pavement Parking

At the last full council meeting, I voted in support of a motion designed to look at tackling pavement parking across the county. This is something a number of residents have raised with me as an issue, particularly in some parts of Cumnor. During the debate, I stressed that any enforcement approach needs to recognise that on some narrower rural roads, there isn’t always an alternative and a one-size-fits-all approach would be sub-optimal. The Cabinet Member for Transport will now oversee the introduction of an enforcement mechanism and I will be keeping a close eye on how these progresses.

CC Roberts submitted a written report.

General OCC.

The government's decision on Unitary councils for Oxfordshire was to choose the City council's proposal of 3 unitaries, Ridgeway including West Berkshire, Greater Oxford and North Oxfordshire. The parish of Cumnor has been included in Greater Oxfordshire. The proposed wards came out on Friday but the councils are allowed to comment on these, not the LGR decision, which is final. Some councils have asked for a judicial review but none of the Oxfordshire Councils have done that, so far.

The proposed wards for Cumnor are Cumnor Hill and Farmoor, 4,296 with 2 councillors and Cumnor Village and Wotton, 4,004 with 2 councillors.

Summary

North Oxon	73 cllrs	2640 E/C	194,769
Gtr Oxford	72 cllrs	2,145 E/C	154,428
Ridgeway	88 cllrs	3,630 E/C	319,318

Traffic and highways

The plans to re-open Botley Road have been delayed until 20th September, as I am sure you all know. The Southern side walkway is in use but parts of it, the drainage and barriers, are the other side of the hoarding. The Northern walkway, should be available when the Botley Road re-opens. The works by Thames Water to replace the damaged water main to the City will continue until the end of August, when the road should re-open. The northern walkway will still be closed as the upgrade to the towpath and footpath will go on until October although they will endeavour to finish the footpath first.

Library

The Botley library is operating as a Warm Space area over the winter.

Consultations

Let's Talk Oxfordshire.gov.uk website:

Draft SEND Strategy 2026 - 2029 consultation – closes on the 3rd August

East St Helen Street active travel update – closes 1st September

Experimental No Right Turn restrictions - Eynsham: Barnard Gate A40 – closes on 20th November.

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.

[OCC roadworks](#) planned maintenance of gullies and road surfacing and if you click on the live roadworks button, it takes you through to One Network where there are all the live roadworks for that day and you can change the timescale. This will tell you all the emergency works that have suddenly appeared with no notice.

205/26 Reports from District Councillor(s).

DC Houghton submitted a written report.

Land Charges

After delays in the updating of the Land Charges system, it is now operational. As with the planning system, the Land Charges system was no longer being supported by the supplier which forced the update to a new system.

There is a backlog which is being worked through, so enquiries may take longer than normal until this is cleared.

Joint Local Plan 2

Last month I mentioned the current Joint Local Plan hearings, the council has also made a start on Joint Local Plan 2045 (JLP2). The scoping consultation for this will run from Tuesday the 8th of September until Tuesday the 26th of September and will seek views on what the new plan should contain and how future engagement on the plan should be carried out, it will not ask about specific policies or strategies.

Business Rates - Local Discretionary Relief Scheme

As mentioned in my last report, the business rates relief scheme has been finalised. It will include:

- A 15 percent business rates relief top-up to all 78 eligible pubs across the district, matching the level of relief already provided by the government.
- A new 15 percent discretionary relief for certain other qualifying rural businesses that are the only business of their type within a rural settlement, such as the only post office, village food store, or petrol station, but which do not qualify for the mandatory Rural Rate Relief because of their rateable value.

Notably, eligible businesses do not need to apply. Vale of White Horse District Council will automatically award the relief to qualifying business rates accounts, with revised bills confirming

the reduced amounts being issued within the next month.

206/26 Report from Representatives on Outside Bodies.

Chris Westcott attended an evening event at Hill End to celebrate 100 years of Hill End on Thursday 23 July 2026. There was an informal conversation on how to think creatively about the challenge of ensuring future generations of children can connect with nature and a short, guided tour.

CUMNOR PUBLIC PURPOSES CHARITY

207/26 Cumnor Hurst.

Unit 2. The lawyers were still working on the transfer document.

The next meeting of the Cumnor Conservation Group has been scheduled for Wednesday 7 October 2026.

COUNCIL

208/26 Local Government Reorganisation.

Government announced on 16 July 2026 that Oxfordshire and West Berkshires seven existing councils would be replaced by three unitary councils from 1 April 2028 when Cumnor Parish would become part of Greater Oxford Unitary Authority. Council agreed to join 21 Parish/Town Councils directly affected within the proposed Greater Oxford area in submitting a post-consultation representation raising concerns over the decision making process and concerns about rural communities being properly recognised and protected.

209/26 Training.

Judy Roberts would attend the online OALC Councillors hour on Tuesday 18 August 2026 at 10am.

210/26 Notes of the Act of Remembrance Working Party meeting held on Monday 29 June 2026.

Received.

FINANCE

211/26 Expenditure.

Council resolved to approve the following expenditure.

- i. £70 + VAT OALC Councillors Fundamentals Course.

ENVIRONMENT AND AMENITIES

212/26 Ad-hoc grass cutting requests. None.

213/26 Draft minutes of the Fogwell Road Pavilion Management Committee meeting held on Thursday 9 July 2026/

Received.

214/26 Cumnor Minors Football Club Operating Conditions.

Council approved the extension of permitted hours of play on a Saturday by 30 minutes to 3pm.

215/26 Public Artwork (s106 funding).

Alison Jenner reported she had attended a meeting with Dick Mayon-White and Simon Mungall, Cumnor Conservation Group members and Clerk at Unit 1 of the Hurst on Wednesday 29 July 2026 to consider placing the sculpture of the *Cumnoria prestwichii* designed by Michael Condrón within the site. Several locations were considered and it was agreed that a meeting with Michael Condrón would be arranged to discuss the new locations. The decision to consider locating the artwork within unit 1 of the Hurst was agreed by the Environment and Amenities Committee meeting on 21 July 2026 minute 59/26.

216/26 Cycle path into Oxford across the A34.

South Hinksey Parish Council are looking into creating a cycle path across the A34 to allow cyclists and pedestrians to safely cross travel to Oxford via the devil's backbone or up to North Hinksey. Council noted that Oliver Wright had made contact and registered interest in becoming part of a group to focus on developing a plan for the cycle path on behalf of the Council.

NEIGHBOURHOOD PLAN REFRESH

217/26 Regulation 14.

- i. VWHDC had submitted the comment that *'The District Council considers that the Regulation 14 consultation has not been undertaken on a procedurally appropriate basis. In the Council's view, a further Regulation 14 consultation should therefore be undertaken once the revised NPPF has been formally published'*. This was the first time VWHDC had taken this position which is not a requirement set out in the Ministry of Housing, Communities and Local Governments guidance. Council resolved to approve that Chris Westcott, ONH consultants and Clerk meet with VWHDC in an attempt to resolve issues raised and to defer a decision on next steps until after this meeting. Council raised concerns over VWHDCs behaviour during the process of refreshing the Neighbourhood Plan that need formally addressing.
- ii. Council noted ONH summary of statutory consultee responses to the June-July 2026 Regulation 14 consultation.

PLANNING

218/26 Draft minutes of the Planning Committee meeting held on Monday 20 July 2026.

Received.

219/26 Submitted Planning Applications.

The Council would submit the following observations to VWHDC Planning:

Table 3 List of planning application.

Ref	Planning application number	Address and proposal
i	P26/V2009/HH	Brookside, Bedwells Heath, Boars Hill, Oxford OX1 5JE <i>Erection of new detached outbuilding and associated works.</i> Support.
ii	P26/V1975/HH	Brookside, Bedwells Heath, Boars Hill, Oxford OX1 5JE <i>Regularisation of works comprising a front extension; pitched roof dormers; first-floor side extension; enlargement of the rear extension; roof extension connecting the rear projection to the main dwelling; and associated alterations to fenestration and external materials. No side extension or framed loggia is proposed.</i> Support.
iii	P26/V2607/S73	157 Eynsham Road, Dean Court, Oxford OX2 9NE <i>Variation of condition 1 (Approved plans) on planning application P26/V0641/FUL - substitute approved drawing GAL 454 (PC) 102 with GAL 454 (PC) 102 Rev A - Indicating minor changes to the dormer window designs. Second Floor/Roof Extension to create 4 number new dwellings (Part retrospective).</i> Support.
iv	P26V1628/S73 amended details	96 Cumnor Hill Oxford OX2 9HY <i>Variation of condition 2 (approved plans) on planning permission P24/V2480/FUL (Subdivision of land to rear and erection of detached dwelling and garage. Use of new access to Cumnor Hill allowed by application P23/V1945/HH. Provision of fire appliance turning space, associated landscaping and bin store.) - to reduce size of detached garage, add rooflight to rear-facing roof slope and alterations to front fenestration and glazing and internal rearrangements.</i> Support.

220/26 Certificate of Lawfulness of Proposed Use or Development applications. Noted.

Table 4 Certificate of Lawfulness of Proposed Use or Development applications.

Ref	Planning application number	Address and proposal
i	P26/V2638/LDP	45 Cumnor Hill, Cumnor, Oxford OX2 9EY <i>Erection of a single storey garden room.</i>

221/26 Proposed Industrial installation (Solar Power Station) for the production of electricity on Green Belt land.

- i. **Proposed 'Botley West' solar power station.**
 - a. Community Benefits. Oliver Wright reported that he had met with Mark Owen-Lloyd, PVDP and Phil Martin, CEO, WODC in an attempt to agree on a revised proposed community benefit arrangement.
 - b. Council had responded to the Secretary of State at DESNZ by 16 July 2026, as of date of this agenda no submissions have been published by the Planning Inspectorate.
- ii. **Red House farm 49.99Mwe solar power station.**
 - a. Council noted [councils submission as an Interested Party](#) to this planning appeal by public inquiry.
- iii. **Thames Water – Farmoor Reservoir.**
 - a. No update.
- iv. **Proposed solar power stations and National Grid's Farmoor substation.**
 - a. No update.

FUTURE MEETINGS

222/26 To consider/approve any items for the next meeting's agenda. None.

223/26 Next meeting.

The next meeting would be held **on Monday 7 September 2026 at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

Further meetings would take place in **2026 on Mondays** 5 October, 2 November and 7 December and in **2027** 4 January, 1 February, 1 March and 5 April.

The Annual Parish Meeting would take place on **Tuesday 4 May 2027 at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

The meeting closed at 9.20pm.

Signed..... Date.....2026