

CUMNOR PARISH COUNCIL
Minutes of the Cumnor Parish Council meeting
held on Monday 6 February 2023 at 7.30pm
in Fogwell Road Pavilion, Fogwell Road, Dean Court

Present.

Tom Christophers, Chairman, Laurence Waters, Vice-Chairman, Dom Balchin, Alison Jenner, Paula Lopez, Gary Mason, Judy Roberts, Ray Stone, Oliver Wright, CC Juliette Ash, Penelope Marcus, Chair of Hanborough Parish Council, Tom Lewis, Hanborough Opposition Group and Tina Brock, Clerk.

28/23 Apologies for Absence.

Dona Foster, (prior commitment), (prior commitment) and Chris Westcott (unwell). Council resolved to approve these apologies.

29/23 Declarations of Interest. None.

30/23 Variance of Order of Business.

Council resolved to bring forward item 15 i c Proposed 'Botley West' solar power station verbal update and next steps after item 9 Reports.

31/23 Minutes of the Meeting of the Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 9 January 2023..

32/23 Matters Arising from the Minutes. None.

33/23 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 34/23.

34/23 Payments of Accounts.

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

Table 1 List of expenditure.

Statutory Power	Payments now due:	Description	Total (£)
97, SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		2,939.46
98 LGA 1972 s111	Kemp Hall Bindery	Binding of minute books 2016-2021 (3 volumes)	300.00
DD Telecom Act 1984 s97	BT	Nov-Dec mobile phone	11.04
DD LGA 1972 s214	VWHDC	Annual fee garden waste at Burial Ground	55.00
99 Public Health Act 1936 s234	Hill End Outdoor Education Centre	Grant	280.74
100 Public Health Act 1936 s87	Tom Christophers (Hope)	Hand sanitiser for Ecoloo	71.98
101 Local Auth Cemeteries Order 1977	Edward Carter Funeral Directors	Paid in error for an interment	78.00
102a Public Health Act 1875	Total Pest Control (UK) Ltd	Quarterly mole control – Closes	196.60
102b Public Health Act 1875	Total Pest Control (UK) Ltd	Quarterly mole control – Mayfield	
103 LGA1972 s143	Community First Oxfordshire	Membership 1 Apr 23 – 31 Mar 24	85.00
104 LG (Misc Prov) Act 1976 S19	MRH Services	Service inspection of play equipment and repairs to manhole at Meadow Close park	208.50
105 LG (misc prov) Act 1953 s4	The Bin Cleaner	Quarterly clean of bus shelters	560.00
106a LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Litter picking, raking sand and pea shingle, cutting hedge at various play parks	594.00
106b LG (Misc Prov) Act 1976 S19	Ady Podbery Grounds Care	Additional work remove fallen tree and dumped pushchair at Fogwell Field	
107 Parish Council Act	VWHDC	Bench at Kenilworth Road	674.34

1957 s1			
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Notes.

- i. After all payments are made the Santander Community Account will be in credit at £146,415.24.
- ii. The Council has the following debtor for 2022/23: HMRC (Reclaimable VAT) £.6,765.82.
- iii. BlackRock investments of £39.87 received and sent to COIF deposit account.
- iv. As of 17 January 2023 the Corporate Notice account held a credit balance of £73,977.57.

35/23 Public Participation. None.

REPORTS

36/23 Reports from County Councillors.

CC Roberts submitted a written report.

General

The proposed budget was passed by the Cabinet on 24 January with some minor amendments
The proposed triangle stadium site has been agreed to go forward to further discussions with OUFC.

Traffic and Highways

The latest information on the closure of Botley Road for the rebuilding of the station and the widening of the bridge is that the closure has been delayed. There are still ongoing discussions around the closure of Botley Road after the drill-hole investigations have been completed. The demolition work has started on the station café and will commence on the YHA building soon. Oxford Station will only be closed for the 9 days in the summer.

This is the website that the latest information will be posted on:

<https://lineside.networkrail.co.uk/oxford-phase-2>

There is no new news on the Traffic Filters Scheme, but the Kennington bridge one lane system will be delayed until late autumn/early spring. The Flood Scheme is awaiting some more environmental evidence from the Environment Agency before it can go to committee.

The proposed 20 mph consultation is now closed and being analysed.

All of Willow Walk is closed for 3 months for repairs from 16 January. The pedestrian route is along the back pedestrian paths up to the Minns estate where it has to go along the Botley Road.

Consultations

The website area is:-<https://myeplanning.oxfordshire.gov.uk/Planning/Display/MW.0027/22/> it contains the application for the Flood Alleviation Scheme. The consultation is closed but the documents are still there. It might not go to planning in February.

Let's Talk Oxfordshire.gov.uk website

The Broad Street Consultation closes on 24 March 2023

Councillor Surgery

My councillor surgery is now in the Botley Library on the first Saturday of each month from 10am – 12.

CC Ash submitted a written report.

Council Budget 2023/24

OCC has received an unexpectedly generous Local Government Settlement which has resulted in the council having a surplus of £9m relative to the draft budget that has been out for public consultation.

The Budget will be debated and voted upon by Full Council on 14 February

NHS Heath checks in Oxfordshire now available in more locations

It is easier than ever for people aged 40 to 74 to get a free NHS health check, with the service now available in even more locations. Health Checks Oxfordshire is now providing free NHS health checks on behalf of OCC at convenient community-based locations across the county, including libraries. This is in support of existing GP practice provision, making it easier than ever to get one.

OCC Cabinet approves stadium discussions with Oxford United.

OCC's cabinet has authorised its officers to start negotiations with Oxford United FC on outline legal and commercial terms relating to the club's proposal to lease land for the development of a new football stadium. Discussions to secure information and undertakings that meet OCC's objectives will continue. Any final decision regarding the leasing of the land will be taken in public by a future cabinet meeting, based on whether the council's objectives have been met.

Road Safety A420

Having proposed the cross-party meeting to support improvements in road safety along the full stretch of the A420, I met with officers and called again for a data driven approach to solutions and

a full review of the current accident stats and their causes.

Officers are currently responding to this request for data and a preliminary level of analysis and presentation will take place this month. Following the review the current list of proposed improvements will be prioritised and additional ones, where possible, added.

A division wide survey will shortly be available to gain resident views on the potential solutions as anecdotally and not surprisingly some of the strongest proposals have come from regular users. Residents and Parish Councillors that are particularly interested in feeding in thoughts to this initiative can email me on Juliette.ash@oxfordshire.gov.uk.

37/23 Report from District Councillor.

DC Jenner submitted a written report.

You have already received many of the news items I could send you.

In January there were few meetings which I attended:

On 23 January 2023 I attended the Climate Emergency Advisory Committee

Please see the

minutes <http://democratic.whitehorsedc.gov.uk/ieListDocuments.aspx?MId=3007> for further details.

On 31 January 2023 I attended a Planning Round Table, where we looked at problems to do with ensuring a five year housing supply and whether the Vale Council's forthcoming Plan will need to help meet Oxford City's unmet housing need.

38/23 Report from Representatives on Outside Bodies.

Council received the draft minutes of the of the Parish Transport Representative meeting held on Wednesday 19 October 2022.

COUNCIL

39/23 Council WhatsApp Group.

Council resolved to approve setting up a group.

40/23 Farmoor Village Shop.

Councillors Dominic Balchin, Gary Mason and Ray Stone hosted a public information meeting on Friday 3 February 2023 in Farmoor Village Hall to explain the process of nominating the shop as an Asset of Community Value and the evidence needed. Ray reported that 50+ residents attended, and discussion centred around the evidence needed and alternative solutions such as a community shop using either the Church, Village Hall or a converted a horse box. A small core group would be set up to gather evidence and enquire if the Village Hall would be a suitable venue for a community shop.

Council approved the expenditure of £35 for the hire of Farmoor Village Hall for the event.

PLANNING

41/23 Proposed 'Botley West' solar power station.

Penelope Marcus, Chair of Hanborough Parish Council and Tom Lewis, Hanborough Opposition Group attended the meeting to discuss the proposal and the impact the proposal would have on Hanborough and the surrounding parishes. Tom Lewis said that he was attending Parish Council meetings for their reactions and to update them on the actions of the Opposition Group. Information was shared and questions raised. It was agreed that the proposal must be challenged during the consultation period.

Penelope Marcus, Tom Lewis and Gary Mason left the meeting.

FINANCE

42/23 Recommendation from the Environment and Amenities Committee.

Council resolved to approve the recommendation for the expenditure of £500 + VAT to purchase a defibrillator case and cost of installation at Cumnor Hurst.

43/23 Mayfield Road Play Park rent increase.

Council noted that the Environment and Amenities Committee had considered and approved the annual rent payable to Thames Water for leasing Mayfield Road field of £100 from £38 with no premium payment.

44/23 Grants.

Council resolved to approve the following grants.

- i. Botley Bridges LGA 1972 s137 £5,000 to provide support services for families and children in the parish. Funds to come from the Major Projects Dedicated Reserves.

45/23 Expenditure.

Council resolved to approve the expenditure of £220 for Drain Surgeons to empty the Ecoloo at The Glebe.

TRAINING

46/23 Training.

No training required at present.

ENVIRONMENT AND AMENITIES

47/23 Ad-hoc grass cutting of verges in the parish. None

48/23 Environment and Amenities Committee draft minutes.

Council received the draft minutes of the meeting held on Tuesday 17 January 2023.

49/23 Update on other current matters.

- i. The Clerk requested permission to authorise repairs listed in MRH Services inspection that need to be carried out on or before April 2023. Council resolved to approve repairs to:
 - a. Meadow Close, removal of corrosion and paint the Tractor Slide.
 - b. Fogwell Field, Rope Swing repair rope with cable ties.
 - c. Pinnocks Way, new chain, eyelets and wire rope.
- ii. Hedge on the corner of Norreys/Bertie Road, Cumnor is encroaching the path and needs cutting back. Clerk would contact Oliver James who are in the process of selling the property.

PLANNING.

50/23 Planning Committee draft minutes.

Council received the draft minutes of the meeting held on Monday 23 January 2023.

51/23 Submitted Planning Applications.

The Council would submit the following observations:

Table 2 List of planning applications.

Ref	Planning application number	Address and proposal
i	P21/V1202/HH amended details	The Stables, Oxford Road, Farmoor, Oxford OX2 9NN <i>Retrospective application for garden building ancillary to the dwelling. To form recreation games room/gym, workshop, wc and store room. (As amplified by additional information rec'd 11/7/2022 and amended by plans and information rec'd 23/1/2023.)</i> Objects. Reasons / Response - Point 1e of the design and access statement states that the applicants do not wish to undertake an FRA unless there is some suggestion that planning permission is to be granted. The FRA is a key part of evidence taken into consideration as part of the planning application and as such planning permission should not be granted prior. - The design and access statement states that a Flood Risk Assessment (FRA) had been prepared on the basis of a desk top study and its primary aim is to identify the flood risk of the site and to propose corresponding measures for supporting the planning application for the proposed development. - The design and access statement which contains the following diagram with what looks to be a hand drawn scale which does not look very accurate. Figure 1 below.

Ref	Planning application number	Address and proposal
		Figure 1. Site location with the proposed development highlighted in red.  • The design and access statement states that the development is just outside Flood Zones 2 and 3 and that the area of the property is under 1 Ha and as a result a flood risk assessment is not required under the NPPF. However, this is contrary to page 4 of the tabletop assessment, where it states that the majority of the property is in Flood Zone 1 and that the southwest corner of the property is located within Flood Zone 2. Given the nature of the hand drawn scale I am not convinced how accurate the measurements are! • The NPPF states that an FRA is required for all development within flood zones 2, 3 or 3b or within flood zone 1 with a site area of 1 hectare or more. • Council undertook a search of the property on the Flood Map for Planning GOV service, and it stated that an FRA must be completed for development in this area. Your selection location is in flood zone 3, an area with a high probability of flooding. Note, flood zone 3 and not flood zone 1 as stated within the desk top FRA. Land in flood zone 3 is assessed as having a 1 in 100 or greater annual probability of flooding.

Ref	Planning application number	Address and proposal						
		 Environment Agency Flood map for planning <table border="0"> <tr> <td>Your reference</td> <td>Location (easting/northing)</td> <td>Created</td> </tr> <tr> <td>The Stables</td> <td>444464/207271</td> <td>24 Jan 2023 13:46</td> </tr> </table> Your selected location is in flood zone 3, an area with a high probability of flooding. This means: • you must complete a flood risk assessment for development in this area • you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice) Notes The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments. This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing. Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/ Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms Page 1 of 2	Your reference	Location (easting/northing)	Created	The Stables	444464/207271	24 Jan 2023 13:46
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Ref	Planning application number	Address and proposal
		Environment Agency Flood map for planning Your reference The Stables Location (easting/northing) 444464/207271 Scale 1:2500 Created 24 Jan 2023 13:46 Legend: - Selected area - Flood zone 3 - Flood zone 2 - Flood zone 1 - Flood defence - Main river - Water storage area 0 20 40 60m Page 2 of 2 © Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198. flood-map-planning- 2023-01-24T13_46_2 - Who is authorised to carry out an FRA? Is the planning consultant authorised (or the right person) to carry out an FRA? Surely this has to be undertaken by an independent expert. - The desk top FRA states that an additional drainage test that was carried out on 12th June 2022. This test was undertaken at one of the hottest and driest times of the year and as such the water was likely to drain away very quickly. Suggestion is that they retake the drainage test during wetter months when the rainfall has been heavy, and the river is high. - Irrespective of the applicant “carefully considering the views of the officers” and being “keen to work with Local Authority to put forward an amended scheme which they hope will be in keeping with the Authorities wishes by; - Reducing the size of the footprint of the building - Modifying the roof - Planting screening to <i>hide</i> the building The building is still inappropriate development in the greenbelt and as such should be demolished. If Vale of White Horse approve planning permission for this development, it will set a precedent for anyone else wishing to build on greenbelt within the parish. Core Police 13 of the VWHDC Local Plan 2031 states that new development would be regarded inappropriate. The proposed development is in an area of fluvial flood risk/ flood zone 3 with a high probability of flooding. - Council would like to request an update on the enforcement notice (VE21/58) with regards to this planning application. It is understood that

Ref	Planning application number	Address and proposal
		the application is still under consideration (and has been since July 2021 – 12 months ago). Why has it taken so long and why are the officers seeking to strike a deal on this development?
ii	P23/V0117/HH	104 Eynsham Road, Dean Court, Oxford OX2 9BX <i>Erection of outbuilding (retrospective approval sought).</i> Response. Council supports this retrospective application but would request that if permission is granted that it includes a condition to prevent the building being converted or used to provide additional living accommodation. The outbuilding has been built across a culvert and Council would request that building regulations approve the culverting prior to permission being granted.
iii	P22/V2817/S73 amended details	Site of 82 Cumnor Hill, Cumnor, Oxford OX2 9HU <i>Variation of condition 2 (approved plans) under application P16/V0721/FUL, to alter internal layout, to increase size of ground floor to include two studies to the ground floor units, and to increase size of unit 8 on 3rd floor (26/1/2023 – description updated to include change to unit 8 for clarity).</i> Supports.

52/23 Permitted Planning Applications. Noted.

Table 3 List of permitted planning applications.

Ref	Planning application number	Address and proposal
i	P22/V2901/HH	54 Robsart Place, Cumnor, Oxford OX2 9QT <i>Demolition of outbuildings. Proposed side and rear single storey extensions.</i>
ii	P21/V3237/HH	7 Oxford Road, Farmoor, Oxford OX2 9NN <i>Single storey rear extension, first storey extension with associated changes to the fenestration, internal layout and external materials. (Reduction in volume as shown on plans rec'd 3/1/2023.)</i>
iii	P22/V2839/HH	6 Chawley Lane, Cumnor, Oxford OX2 9PX <i>Single storey rear extension.</i>

53/23 Update on other current matters.

- i. To note withdrawn planning applications.

Table 4 List of withdrawn planning applications.

Ref	Planning application number	Address and proposal
i	P22/V2880/LDP	Farmoor Service Station, Oxford Road, Farmoor, Oxford OX2 9NN <i>To use an existing office space for receiving phone calls for a taxi business.</i>

- iii. To note refused planning applications.

Table 5 List of refused planning applications.

Ref	Planning application number	Address and proposal
i	P22/V2863/FUL	108 Cumnor Hill, Cumnor, Oxford OX2 9HY <i>Proposed new C3 dwelling house within curtilage of dwelling 108 Cumnor Hill.</i>

54/33 Proposed Industrial installation (Solar Power Station) for the production of electricity on Green Belt land.

- a. Verbal update on
- b. purchase of copies of Title Registers and Title Plans for farmland in the Parish. Deferred as Chris Westcott not in attendance.
- i. **Proposed 'Botley West' solar power station.**

- a. Council noted the outcomes from the StopBotleyWest group meeting held on Tuesday 17 January 2023. 1
- b. Council noted the response from Bethia Thomas, Chair, VWHDC regarding Council's request for a meeting..
- c. Ray Stone, Laurence Waters, Chris Westcott and Clerk attended a meeting with Layla Moran, MP on Friday 3 February. Layla agreed to carry out the following actions: meet with National Grid to ask what discussions they have had with Botley West, to share the results of the Solar survey, to request and share the briefing from Bethia Thomas on solar across the district. She suggested that Council should identify community benefits if the proposal went ahead.
- ii. **Land West of Red House Farm, Farmoor.**
 - a. Council noted that the 2nd consultation event held by the developer and their PR company was held on Monday 30 January 2023 in the United Reformed Church Hall, Leys Road, Cumnor.
- iii. **Land at the Hurst/Millennium Field/Harcourt Hill**
 - a. Council noted the response received from Solar 2 (and the PR company acting for them) for more information following their presentation on Monday 5 December 2022

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.

55/23 Confidential Matters. None.

DATES OF FUTURE MEETINGS

56/23 Next meeting.

The next Council meeting would take place on **Monday 6 March 2023 at 7.30pm Fogwell Road Pavilion, Fogwell Road, Dean Court.**

Further meetings are due to be held in **2023 on Mondays: 3 April at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

The next Annual Parish Meeting will take place on **Tuesday 2 May 2023 at 7.30pm in the Old School, High Street, Cumnor.**

The meeting closed at 9.30pm.

Signed..... Date.....2023