

**Minutes of the Cumnor Parish Council
on Monday 2 February 2026 at 8pm
held in Fogwell Road Pavilion, Fogwell Road, Dean Court**

In attendance.

Council. Tom Christophers, Chairman, Laurence Waters, Vice-Chairman, Basil England, Dona Foster, Alison Jenner, Ray Stone, Chris Westcott, Oliver Wright and Tina Brock, Clerk.

County Councillors. None in attendance.

District Councillors. Scott Houghton.

Visitors. None in attendance.

24/26 Apologies for Absence.

Paula Lopez (prior commitment), Gary Mason (work commitment), Judy Roberts (work commitment) and DC James Plumb (prior commitment). Council resolved to approve these apologies.

25/26 Declaration of Interests. None.

26/26 Variance of Order of Business. None.

27/26 Minutes of the Meeting for the Cumnor Parish Council.

Council resolved to adopt the minutes of the meeting held on Monday 5 January 2026..

28/26 Clerk's Newsletter and Addendum. Received

- i. Payment of Accounts. Approved as per minute 29/26.

29/26 Payments of Accounts.

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

Table 1 List of income received.

Statutory Power	Income received	Description	Total (£)
23 Enclosure Act 1845	Rural Payments Agency	Higher Level Stewardship Cumnor Hurst (payment 110)	2,504.16
24 LGA 1972 s111	Unity	Transfer of funds from Santander	30,000.00
25 VAT Act 1994 s33	Inland Revenue	VAT reclaim quarter 3	3,319.39

Table 2 List of expenditure.

Statutory Power	Expenditure now due	Description	Total (£)
107 SO LGA 1972 s112 Contract/Pensions Act 2014	Staff costs		3,400.74
108 LGA1972 s111	Gravita Oxford LLP	Quarter end procedure and SAGE accounting fee	203.38
109 LGA 1972 s111	Santander	Transfer of funds to Unity bank	30,000.00
110 Enclosure Act 1845	Cumnor Conservation Group	Higher level stewardship – Cumnor Hurst (see receipt 23)	2,504.16
DD Telecom Act 1984 s97	BT	Office and broadband	139.52
DD LGA 1972 s111	Eurosolve	Annual Office 365 subscription	174.00
111 LG (Misc Prov) Act 1976 S19	As New Home & Office Cleaning	December clean	48.00
112a LGA1972 s111	SLCC	Clerks training – Chat GPT - writing	139.50
112b LGA1972 s111	SLCC	Clerks training – Chat GPT – skills	
112c LGA1972 s111	SLCC	Clerks training – Legionella	
113a LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play equipment, repairs to Fogwell field timber gate	345.84
113b LG (Misc Prov) Act 1976 S19	MRH Services	Visual inspection of play equipment	
114 LG (misc prov) Act 1953 s4	Andrew Berry Electrical & Security	Replace light at brick bus shelter at Farmoor	135.36
115 LG (Misc Prov) Act 1976 S19	Glasdon	Tidybear bin for The Glebe play park	316.50
116 Public Health Act 1985	Thames Valley Tree Care	Works to Oak tree at Closes Field	2,160.00
117a Public Health Act	Total Pest Control	Quarterly mole control – Mayfield	209.38

1875		Road	1,697.86
117b Public Health Act 1875	Total Pest Control	Quarterly mole control – Closes field	
118a LG (Misc Prov) Act 1976 S19 Open Spaces Act 1906	Ady Podbery Grounds Care	Litter picking, raking of sand and pea shingle at play parks and burial ground	
118b LG (Misc Prov) Act 1976 S19	Ady Podbery Ground Care	Repair knee rail at Fogwell Field	

Notes.

- i. After all payments/receipts are accounted for the Unity Bank account will be in credit at £41,884.50.
- ii. After all payments/receipts are accounted for the Santander Community Account will be in credit at £32,806.37.
- iii. The Council has the following debtor for 2025/2026: HMRC (Reclaimable VAT) £4,341.22 – reclaimed Qtr. 3 VAT £3,319.39 = £1,021.83.

30/26 Public Presentation. None.

REPORTS

31/26 Report from County Councillor(s).

CC Plumb submitted a written report.

Road closure – B4044 Eynsham Road

A reminder that there will be overnight road closures (20:00-06:00) in place on the B4044 Eynsham Road between 4-7 February 2026, to facilitate pre-surfacing dressing works. Limited access will be maintained for emergency service vehicles and for frontages within the closed section of road, subject to the progress of the works

Potholes and road maintenance

Winter weather has once again led to a noticeable deterioration in road conditions across the county. My focus is on ensuring potholes in the division are repaired as quickly as possible. Please continue to report any potholes via FixMyStreet, alongside photos where possible. If you spot a pothole that is particularly serious or has remained unrepaired for some time, do let me know so I can help escalate it.

HGV Report (Cumnor & Farmoor)

Thank you to the Parish Council for submitting comments on the draft HGV report. I am yet to receive an update on next steps following the various submissions of feedback but will follow up and let you know when I hear more.

CC Roberts submitted a written report.

General OCC

The congestion charge the December month's data is on the OCC website,

[Monitoring congestion charge data - December 2025 | Oxfordshire County Council](#)

This is only 1months figures so they must be treated with caution. The income is still largely unknown as some people bought several passes in advance and although PCN's have been issued, there are always some valid appeals.

The Oxfordshire Fire and Rescue Service have extended their consultation until the end of January asking about a re-organisation of services and centres to align more with the current population sites of Oxfordshire. The proposal has received some genuine concerns over the proposed changes as the city's response time does increase slightly which might affect the preservation of some historic buildings.

The Booking system for the Waste and Recycling centres started from 14 January 2026, you must book in advance before visiting a household waste recycling centre and provide proof of address when visiting (driver's license). Despite there being concerns over the negative effects this might have, the first three weeks have gone smoothly. This was originally proposed to cover the effect of closing Redbridge for repairs which is planned from June- August 2026. A review of the scheme is being called for once Redbridge has re-opened.

The Budget proposals were discussed at Performance Scrutiny . All councils have now received their Fair Funding settlement for the next three years and for the county council it means a reduction of £24 million over the 3 years whilst £3.1 million of new services for the Families First partnership have to be provided.

Traffic and highways

There will be a change the current pedestrian route for the 9 day rail closure on 1 - 9 February

2026 when we will walk through the closed half of the station on a temporary polystyrene bridge. There will still be trains running from the two bay platforms so some trains to Banbury will go from there but the advice is to check your journey before leaving as it will be a different timetable. Buses will be going to Didcot and some to Banbury from the Beckett Street car park. The new railway bridge will be slid into place during this time. [Network Rail - Oxfordshire Connect](#)

The works by Thames Water to replace the damaged water main to the City will continue until August 2026 with intelligent traffic lights and a one lane closure over Osney Bridge. The proper traffic lights have been reinstated across Ferry Hinksey bridge which have seriously reduced the amount of congestion along the Botley Road at peak times. There are still some HGV's that are assuming there is access to the City and using the bus circuit to turn round.

Library

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

Consultations

Let's Talk Oxfordshire.gov.uk website:

No local consultations

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.

[Major current roadworks](#), tells you about the OCC roadworks planned maintenance of gullies and road surfacing and if you press 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 and will tell you all the emergency works that have suddenly appeared with no notice.

32/26 Reports from District Councillor(s).

DC Houghton submitted a written report.

Joint Local Plan 2041 Examination

A procedural meeting will be held on Thursday the 12 February 2026 in Meeting Room 1 of Abbey House, Abbey Close, Abingdon, OX14 3JE commencing at noon. The purpose of the meeting is to discuss the way forward for the Examination in light of recent announcements surrounding the Duty to Co-operate. The Inspectors have provided a Note and Agenda for the meeting.

Participation will be limited to the Inspectors and the Councils although interested parties are welcome to attend and observe should they wish to do so. The room will be limited in capacity; however it is intended that the meeting will be live streamed and these details will be released closer to the date.

Local Government Reorganisation

The government's Local Government Reorganisation consultation is expected to launch in early February. They will seek views on the three proposals put forward to reorganise local government in Oxfordshire and West Berkshire. This will help them understand what residents, businesses, and other stakeholders think about the changes, so they can make a final decision on which option is best for our area. More details about this consultation will be available once confirmation is received from the Government.

Taxi Consultation

A consultation has been opened seeking views on proposed changes to the Joint Taxi Licensing Policy. There are several proposed changes including a requirement for all taxis to accept card payments. The consultation is open until the 10 March 2026 and can be found at the link below.

Councils No Longer Using X

In light of recent events surrounding the AI tool Grok, South Oxfordshire and Vale of White Horse District Councils have opted to stop using X (formerly known as Twitter). Updates from both councils can still be obtained from other platforms such as Facebook, Instagram, Threads, BlueSky, Nextdoor, WhatsApp, and the Councils' own websites and email newsletters.

33/26 Report from Representatives on Outside Bodies. None.

COUNCIL

34/26 Cumnor Hurst

- i. Unit 1. Oliver Wright gave a progress report.

There is a restriction on the title requiring a Deed of Covenant which states that before any disposition of the property an existing Deed of Easement must be adhered to which was granted to Cumnor Hurst by Timbmet Holdings Ltd, renamed KFM Holdings Ltd, which relates to an access road and possible future maintenance costs. For the transfer to be registered a certificate needs to

be supplied by KFM Holdings Ltd that the requirement of easement has been met. Clare Garbett, Senior Associate, Russell Cooke is in contact with KFM Holdings.

ii. Unit 2.

Tree Preservation Order application. VWHDC confirmed *'that while the trees merit protection, they are already protected by the SSSI which specifically protects trees in this instance and by the Forestry Legislation. Weighting in planning law on the basis of the SSSI status also means that development is not likely to ever be permissible in this location and these factors combine to mean that the service of a TPO does not meet the tests of expediency at this time, despite the sale of the land. As such the Council will not be serving a Tree Preservation Order on this occasion.'*

The Clerk had sent proof of funds to Savills as requested.

Dona Foster and Chris Westcott would attend the next Cumnor Conservation Group meeting.

35/26 Consultations.

Ministry of Housing, Communities and Local Government. [National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system) closing date 10 March 2026. Dona Foster would circulate a draft response for councillors consideration. Council noted MHCLG is also running a consultation on Local Government Reform.

36/26 Future council and committee meeting from 8 May 2026 to 7 May 2027.

Council resolved to approve the schedule of meetings.

37/26 Change of dates of meetings.

- i. Council resolved to approve moving the scheduled meeting of the Council from Monday 13 April 2026 to Tuesday 7 April 2026.
- ii. Council resolved to approve moving the scheduled meeting of the Environment and Amenities Committee from Tuesday 14 April 2026 to Tuesday 28 April 2026.

38/26 Minutes of the Strategic Plan Working Party meetings held on Monday 12 and 26 January 2026. Received.

TRAINING

39/26 Training/Events.

No member was available to attend the virtual OALC Councillor Forum on Wednesday 3 February 2026.

ENVIRONMENT AND AMENITIES

40/26 Ad-hoc cutting of grass verges in the parish. None.

41/26 Minutes of the Environment and Amenities Committee meeting held on Tuesday 20 January 2026. Received.

42/26 Safe routes to school.

Council resolved to submit an application to OCC for the introduction of safe routes to school measures at Pinnocks Way, Dean Court and Oxford Road, Cumnor.

NEIGHBOURHOOD PLAN REFRESH

43/26 Minutes of the Neighbourhood Plan Refresh Working Party meeting held on Thursday 22 January 2026. Received.

44/26 Recommendations from the Working Party.

Council resolved to approve the following.

- i. To continue to proceed with refreshing the Neighbourhood Plan to make it compliant with the draft NPPF 2026.
- ii. To utilise the Dedicated Neighbourhood Plan Reserves which holds a balance of £13,792.50.
- iii. To approve the quote from ONH to build a website to publish the refreshed Neighbourhood Plan (including for the Regulation 14 consultation) in searchable format, at a cost of £3,950 + VAT.

PLANNING

45/26 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	P25/V2798/S73	75 Cumnor Hill, Cumnor, Oxford OX2 9HX <i>Variation on conditions 2,3,4,5,7,8,9,12,13,14,15,16,17,18,19 on planning application P25/V1255/FUL – changes to design. Planning application for the demolition of existing dwelling and erection of 4 x detached dwellings, including ancillary works.</i> Response Council requests the following condition That a Construction Management Plan is submitted to ensure the cleanliness of the highway and that all construction vehicles must park on site.
ii	P25/V2679/FUL	28 Eynsham Road, Dean Court, Oxford OX2 9BP <i>Change of use from a residential dwelling (use Class C3) to a 11 bedroom house in Multiple Occupation (use Class Sui-Generis) and associated works including installation of bike and bin stores; changes to fenestration.</i> Support
iii	P26/V0005/S73	77A Appleton Road, Cumnor, Oxford OX2 9QH <i>Variation of condition 2 (approved plans) and removal of condition 4 (existing foundation) on planning permission P20/V2395/HH. Remove shed and summer house and erect a garage and hobby workshop.</i> Support
iv	P25/V2674/FUL	Land to the rear of 22-24 Norreys Road, Cumnor, Oxford OX2 9PT <i>Demolition of partially constructed outbuildings, erection of single storey 3 bedroom house with a separate studio, double garage, driveway and associated works.</i> Object • Conflicts with conditioned approval of P24/V2567/S73 that set a 3 month time limit from July 25th 2025 for compliance. • In addition to previous enforcement issues this application seeks to redraw property boundaries (again) so negating conditions of prior approved applications. • Given that it is the applicant's '<i>strategy to overturn this objection</i>' (Design and Access statement para 4.5) in respect of P18/V1167/O refused by VWHDC and on appeal, with its proposed four dwellings, of which this application is for the third of the original four, CPC objects to the applicant's assertion that the P24/V1214/LDP c.100m² swimming pool footprint '<i>establishes a new Character to this part of the site</i>' (Design and Access Statement para 4.6.2) for the proposed 262 m² (so more than 2.5X the footprint) dwelling. • Given that this is the applicant's stated strategy, their referral in their Design and Access statement (para 3.4) to a '<i>swimming pool building under construction which has a Lawful Development P24/V1214/LDP</i>' must cast doubt on the likelihood of the swimming pool ever being constructed as stated in P24/V1214/LDP • Instead, the proposed third property on the site is backland development, so conflicting with policies DBC1 of the Cumnor Neighbourhood Plan, Policy CP37 of the Local Plan and paragraph 135 of the NPPF. • With no evidence of a flood risk assessment the application conflicts with RNE2 flood risk policy of Cumnor Neighbourhood Plan. • Insufficient/no information on dimensions, structure/SUDS, visibility splays, emergency vehicle access, and egress/entrance in a forward direction of proposed new access.

Ref	Planning application number	Address and proposal
		The proposal as submitted fails to demonstrate appropriate turning space, to standards, within the site to enable Servicing vehicles, such as Click & Drop, to access the site, turn and egress to Norreys Road. Reversing out of the access for such vehicles can only be detrimental to pedestrian & highway safety and to the safety of other users in the vicinity. Insufficient/no information on foul water and storm water handling given elevation of site vs Chawley Lane properties (below) and sewage pipes on Norreys Road (above). Relevant Neighbourhood Plan policies DBC1 and RNE2
v	P25/V2764/HH	10 Cumnor Road, Farmoor, Oxford OX2 9NS <i>Application for a dropped kerb.</i> Support
vi	P26/V0140/HH	Ravenswood, 10 Oxford Road, Farmoor, Oxford OX2 9NN <i>Raising of existing flat roof and internal floor level to sun room to provide level access. Raising part of external decking to provide level access. Internal layout alterations to improve accessibility. Proposed front porch.</i> Support
vii	P26/V0174/HH	Springwood, 19 Hids Copse Road, Cumnor, Oxford OX2 9JJ <i>Garage/store and related works.</i> Support

46/26 Submitted planning application to VWHDC Planning between meetings.

Table 4 List of comments submitted to VWHDC between meetings.

Ref	Planning application number	Address and proposal
1	P25/V1072/HH amended details	The Stables Oxford Road Farmoor OX2 9NN <i>Retrospective application for garden building ancillary to the dwelling. To form a car port, workshop, WC, and store room. Car parking and turning area .Revision to previous application P21/V1202/HH (Revised location and block plans submitted 5 January 2026).</i> Response Council requests the following condition that the concrete plinth remains a concrete plinth and should not be used as a foundation for any future structure

47/26 Permitted planning application. Noted.

Table 5 List of permitted planning applications.

Ref	Planning application number	Address and proposal
i	P25/V2580/HH	14 Arnolds Way, Cumnor, Oxford OX2 9JB <i>Proposed single storey rear extension, single storey front porch extension, upper floor rear extension, two storey front bay window extension, alterations to roof, windows and doors and change of materials.</i>
ii	P25/V1448/S73	24 Arnolds Way, Cumnor, Oxford OX2 9JB <i>Variation of condition 2 (approved plans) on planning application P24/V1350/HH - omitted windows, changes to side roof profile and relocation of skylights Front double storey extension with loft conversion and rear first floor gable window. (Amended plans received 19th January 2026- Correcting side elevation and omitting ground floor window)</i>
iii	P25/V2576/HH	16 Abingdon Road, Cumnor, Oxford OX2 9QN <i>Extensions and alterations to existing bungalow including raising roof height and formation of rooms in loft space. Construct detached outbuilding including drive</i>

48/26 Certificate of Lawful Development applications. Noted.*Table 6 List of Lawful Development applications.*

Ref	Planning application number	Address and proposal
i	P26/V0048/LDP	Emmaus, 199 Cumnor Hill, Cumnor, Oxford OX2 9PJ <i>Loft conversion to provide additional accommodation within existing roof space, with associated roof alterations and new windows as shown on submitted plans. No changes to access, hardstanding, enclosures or drainage are proposed.</i>

49/26 Withdrawn planning application. Noted.*Table 7 List of withdrawn planning applications.*

Ref	Planning application number	Address and proposal
i	P25/V2669/LDE	Land adjacent to Matthew Arnold School, Arnolds Way, Cumnor, Oxford <i>Planning permission was granted to convert the existing barn to a family home (Application ref P20/V2700/FUL: Conversion of existing barn with extension to single family dwelling). All the pre-commencement conditions have been discharged satisfactorily (Application ref P24/V1647/DIS). Work was begun on site clearance. We therefore request a lawful development certificate to declare this permission extant.</i>

50/26 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 Steering Group/Reference Group meetings attended by Oliver Wright. The scheduled meeting had been cancelled with no future date set for the next meeting. No progress had been made.
- b. Council noted that no reply to Councils email dated 12 December 2025 had been received from Layla Moran MP
- c. Council noted that the Planning Inspectorate needs to make its recommendation to the Secretary of State by Monday 16 February 2026.
- d. Council would meet with Stuart Walker, Major Applications Team Leader, VWHDC on Tuesday 24 February 2026.

FUTURE MEETINGS**51/26 To consider/approve any items for the next meeting's agenda.****52/26 Next meeting.**

The next meeting would be held **on Monday 2 March 2026 at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.**

Further meetings would take place in **2026 on Tuesday 7 April 2026 and Mondays** 11 May, 1 June, 6 July, 3 August, 7 September, 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 5 May 2026 at 7.30pm venue TBC.**

The meeting closed at 9.10pm.

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