

Western Valley Parish Council

Minutes of a Meeting of the Planning Committee of Western Valley Parish Council

Thursday 23rd November 2023 at 19:45, The District Centre, 1 Gentian Mews, OX11 6GR

Members Present:

Chair	Cllr A Dearlove (AD)
Members	Cllr P Knowles (PK)
	Cllr L Durman (LD)

Officers Present:

Clerk to the Council	Mrs L White (LW)
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Public and Press: None.

Meeting Started **19:46**

23.10.1. Apologies & Substitutions [LGA 1972 s85(1)]

23.10.1.1. To receive apologies for absence.

Apologies were received in advance of the meeting from Cllrs V Humphries & A Thompson

23.10.1.2. To record councillor substitutions, allowed under the terms of reference of this committee.

None.

23.10.2. Declarations of Interests [LA 2011 s31]

23.10.2.1. To receive declarations of interest for items on this agenda

None.

23.10.2.2. To consider requests for Dispensations [LA 2011 s33]

None.

23.10.3. To approve the minutes of previous meetings [LA 1972 Sch 12. Para 41(1)]

23.10.3.1. Meeting of 26th September 2023

It was agreed the minutes were an accurate record of the meeting and they were duly signed.

Western Valley

Parish Council

23.10.4. To consider applications and approve response to planning authority.

23.10.4.1. P22/V2744/RM - Phase 1 Valley Park Didcot

AMENDED

Reserved Matters application relating to Phase 1T of Outline Planning Permission P14/V2873/O for scale, layout, landscape and appearance comprising 246 new homes with associated infrastructure with 35% affordable housing.

WVPC Previous Response: OBJECTS

Resolved: Approved to submit the response OBJECTS, and include the following comments:

We thank the developer once again for the updates, however there are still a number of outstanding items and our objection relates to the following points:

- The drawing for the private amenity areas indicates that there are still approximately 50% of properties not compliant with the design guidance on private dwelling area.
- The developer has still not committed to a 2 tree net gain across the development, and we ask how the January 2024 10% biodiversity net gain requirement for major developments will met.
- It is disappointing that these homes will not meet the Future Homes Standards, however are pleased to hear Phase 2 will meet the standard.
- We acknowledge that the combined footpath/cycle way meets the design code, however we encourage you to exceed these minimum requirements and request that cycle lanes are constructed to the highest standard of 3m to enable pedestrians and cyclists to live together harmoniously.
- In anticipation that the HIF1 project receives planning approval and the project progresses, we ask that additional elements be added to the closest homes or the boundary of the site to mitigate against excess noise, from not only the at capacity current road, but also the anticipated additional noise resulting from the HIF1 implementation.

23.10.5. To note planning authority decisions

23.10.5.1. P23/V0667/RM - Parcel 1P Land to the west of Great Western Park (Valley Park), Didcot - GRANTED

Reserved Matters submission relating to phase 1P pursuant to outline planning permission P14/V2873/O, comprising 172 dwellings with associated infrastructure and landscaping.

WVPC Planning Response: NO OBJECTIONS

Noted.

Western Valley

Parish Council

23.10.6. Matters for future discussion.

None.

23.10.7. To confirm the date of the next meeting – 25th January 2024.

Hold a planning meeting on the 14th December subject to there being applications to discuss.

There being no further business to be transacted, the Chairman closed the meeting: **20:30**