

Western Valley Parish Council

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

Thursday 27th June 2024 at 19:45, The District Centre, 1 Gentian Mews, OX11 6GR

Public Session

None.

Members Present:

Chair	Cllr A Dearlove (AD)
Members	Cllr A Thompson (AT)
	Cllr V Humphries (VH)
	Cllr P Knowles (PK)
	Cllr L Durman (LD) [Arrived item 24.02.5]

Officers Present:

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

Meeting Started 19:50

24.02.1. To elect a Chair of the Committee for the year ahead. [LGA 1972 ss15(2) and 34(2)]

Resolved: Approved Unanimously to elect Cllr Dearlove as Chair of the Committee.

[Cllr Thompson Arrived]

24.02.1.1. To receive Chairman's acceptance of office [LGA 1972 s83(4)]

The Chair signed the acceptance of office, it was received and countersigned by the Clerk.

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

24.02.2.1. To receive apologies for absence.

None.

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

None.

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24.02.3. Declarations of Interests [LA 2011 s31]

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

None.

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

None.

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

24.02.4.1. Meeting of 25th April 2024

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

[Cllr Durman Arrived]

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

24.02.5.1. P24/V1099/RM - RM1b - Phase 2 Valley Park Didcot

Reserved matters for access, appearance, landscaping, layout, and scale pursuant to outline permission reference P14/V2873/O relating to Phase 1b Phase 2 of the overall allocation regarding road and drainage infrastructure elements, and associated landscaping, to enable works for Phase A.

Resolved: Approved Unanimously to submit the response, NO OBJECTIONS, and ask that the comments from the Crime Prevention Officer be implemented along with confirmation of the location of the cycle racks.

24.02.5.2. P24/V1192/S73 - Alma Barn, Didcot Road, Harwell, Didcot, OX11 6DN

Variation of condition 2 (Approved plans) on application P23/V1024/FUL - to facilitate amendments to the layout of the development road and parking, and changes to the approved plot layouts for Plots 4, 5, 6, 7, 8 & 9 (Erection of 9 dwellinghouses and associated works and operations)

Resolved: Approved Unanimously to submit the response, NO OBJECTIONS in principle, but ask that the Highways Officer's comments asking that the parking bays be labelled so each property's ownership is clear and are not misused is implemented. It is further asked that the visitor bays are clearly labelled and do not impede any EV charging facilities for the residents. We would also appreciate special consideration being given to the turning of waste vehicles and ensuring that the largest waste collection vehicles can easily enter and egress the site.

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24.02.6. To note planning authority decisions

All of the decisions below were noted.

24.02.6.1. P24/V0231/HH- 27 Cherry Tree Road, Harwell, OX11 6DG - GRANTED

Single storey rear extension.

WVPC Planning Response: NO OBJECTIONS.

24.02.6.2. P24/V0562/FUL – 2-28 Orchid Mews, Didcot, OX11 6EX - GRANTED

Proposed works comprise of the installation and repairs of the timber fencing surrounding the carparks and walkways to individual gardens.

WVPC Planning Response: NO OBJECTIONS.

24.02.6.3. P24/V0153/FUL - Meadow View, Didcot Road, Harwell, OX11 6DW - GRANTED

Change of use from residential bungalow and grounds to Children's Pre-School. Minor change to bungalow - 1 no. window to double doors. Garage and carport to be converted to staff room and office. External works to include security fencing, cycle and bin store, new pedestrian access and extended car parking.(Amended plans and information received 21 March 2024, including updated red application boundary, transport statement, updated noise management plan).(updated boundary plan received 12 April 2024).

WVPC Planning Response: NO OBJECTIONS to this application, subject to the Traffic Officer's satisfaction that all of the issues they raised in response to the original application have been addressed by this amendment.

24.02.6.4. P22/V2744/RM - Phase 1 Valley Park Didcot - GRANTED

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. (As amplified by additional information 9 January 2023 and amended by plans dated 3 July 2023, 26 September 2023, 15 November 2023, 7 December 2023, 5 February, 14 February, 1 March and 26 March 2024). (Outline planning application for a residential development of up to 4,254 dwellings, mixed-use local centres, primary schools, sports pitches, community and leisure facilities, special needs school, open space and extensive green infrastructure, hard and soft landscaping, attenuation areas, diversions to public rights of way, pedestrian and vehicular access and associated works).

WVPC Planning Response: OBJECTS to this application, comments regarding, future homes standard, lack of private dwelling area, request for 3m wide pedestrian / cycle lanes.

24.02.7. Matters for future discussion.

None.

24.02.8. To confirm the date of the next meeting – 25th July 2024

Confirmed, subject to there being applications to be discussed, and to continue to hold planning meetings on the 4th Thursday of every month, excluding December.

There being no further business to be transacted the Chair closed the meeting at **20:14**