



WESTERN VALLEY  
Parish Council

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

Thursday 27<sup>th</sup> February 2025 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 P Knowles (PK) [Arrived item 24.12.4] |
|         | Cllr L Durman (LD)                         |

### Officers Present:

|                      |                                       |
|----------------------|---------------------------------------|
| Clerk to the Council | Mrs L White (LW) [Attended Virtually] |
|----------------------|---------------------------------------|

**Public and Press:** None.

Meeting Started **19:46**

#### **24.12.1. Apologies & Substitutions [LGA 1972 s85(1)]**

##### **24.12.1.1. To receive apologies for absence.**

Apologies were received in advance of the meeting from Cllr Humphries.

##### **24.12.1.2. To record councillor substitutions, allowed under the terms of reference of this committee.**

None.

#### **24.12.2. Declarations of Interests [LA 2011 s31]**

##### **24.12.2.1. To receive declarations of interest for items on this agenda**

None.

##### **24.12.2.2. To consider requests for Dispensations [LA 2011 s33]**

None.



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

**24.12.3.1. Meeting of 24<sup>th</sup> October 2024**

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

**24.12.4. To consider applications and approve response to planning authority.**

**24.12.4.1. P25/V0004/HH - 18 Miles East, Harwell, OX11 6EE**

*Open new gateway in rear wall. Construct new brick wall, of same height and style as existing, from garage principal elevation to and along side boundary.*

Taylor Wimpey have confirmed there are covenants on the property, including:

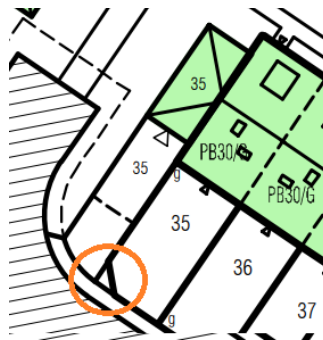
*“Not to obstruct, place, allow any obstruction to remain on or to render access or maintenance more difficult to the Estate Road”. This land is question forms part of the Estate Roads.*

*There is a further restrictive covenant on the title for the Property which prohibits the resident from erecting or placing any building walls within any part of the Property which lie in front of the building line of the dwelling*

**Resolved:** Approved Unanimously to submit the response OBJECTS, and submit the following in addition to our previous comments.

Whilst the applicants have updated the redline plan, and wall to not include land which is not in their ownership to the side of the property, they are still including land to the rear of the property in their red line, and demarking part of the public highway as part of their two parking spaces. The parking for this property has never included the public highway, and is in fact one space on the drive and one space in the garage.

- On egress, the proposed wall would disrupt the visibility splay to the right where the cycle/footway emerges onto Sir Chetwode Close. This is why there is a cut corner on the wall of number 18 Miles East garden, to give visual splay on to the footpath to the left.



- The applicants are still defining part of the highway/footpath as their parking (see plot 35 image below from the original RM application for this site). For this plot, #35 now known as 18 Miles East,



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the 2 spaces are, one in the garage, one on the drive, similar to the 5-off neighbouring homes, formerly known as plots 36-40. Similarly, they all have access over the footpath to their parking and garage, but the footpath is not part of their parking.



- Further the addition of this wall will have a negative impact on the street scene from the main spine road through this part of our parish, blocking the open aspect and views down Sir Chetwode Close.



### **24.12.4.2.     P25/S0283/FUL & P25/V0298/FUL - Phase 1 a Great Western Park, Sir Frank Williams Way, Didcot**

**Resolved:** Approved Unanimously to submit the response NO OBJECTIONS.

### **24.12.4.3.     P25/V0221/FUL - District Community Centre, 1 Gentian Mews, Harwell OX11 6GR** *Artistic signage for external wall of the building (public art)*

**Resolved:** Approved Unanimously to submit the response NO OBJECTIONS.



**24.12.5. To note planning authority decisions**

**24.12.5.1. P24/V2073/RM - Valley Park Primary School, Valley Park, Didcot - *APPROVED***

*Reserved Matters application (all matters reserved) for the construction of a Primary School, associated infrastructure and hard and soft landscaping. (Outline application subject to EIA - ES submitted at time of outline) Information also included to discharge Outline Conditions: Condition 12 (CEMP), Condition 13 (Landscape Maintenance Schedule & 15yr management plan); Condition 14 (Tree Protection Plan); Condition 15 (Hard and Soft Landscape Scheme); Condition 18 (Biodiversity Enhancement Plan) and Condition 27 (Ecology Construction Management Plan) from P14/V2873/O.*

**WVPC Response:** NO OBJECTIONS, but concerns about parking outside the site, for drop-off and pick-up.

Noted.

**24.12.6. Matters for future discussion.**

None.

**24.12.7. To confirm the date of the next meeting – 27<sup>th</sup> March 2025**

Confirmed, subject to there being applications to discussed.

There being no further business to be transacted, the Chair closed the meeting **20:03**.