



WESTERN VALLEY
Parish Council

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

Thursday 28th August 2025 at 19:45, The District Centre, 1 Gentian Mews, Great Western Park

All Committee Members are summoned to a Meeting of the Planning Committee.

Members of the public and press are invited to attend all Council & Committee Meetings.

(Public Bodies (Admission to Meetings) Act 1960)

Prior to the start of the meeting; Questions and comments from members of the public (10 minutes allocated)

Members of the public may make only one address to the council of no more than three minutes' duration and only concerning topics on the agenda. No decision can be taken during this session, but the Chairman may decide to refer any matters raised for further consideration.

AGENDA

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

- 1.1. To receive apologies for absence.
- 1.2. To record councillor substitutions, allowed under the terms of reference of this committee.

2. Declarations of Interests [LA 2011 s31]

- 2.1. To receive declarations of interest for items on this agenda

Members to declare any interests, including Disclosable Pecuniary Interest they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct. (NB this does not preclude any later declarations)

- 2.2. To consider requests for Dispensations [LA 2011 s33]

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

- 3.1. Meeting of 26th June 2025

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

- 4.1. P25/V1495/FUL - Meadow View, Didcot Road, Harwell, OX11 6DW

Demolition of garage and carport and rebuilt with a reduced flat roof for office and staff facilities (previously approved as a conversion - P24/V0153/FUL). Retrospective.

5. To note applications not consulted on

- 5.1. P25/V1036/DIS - Land to the West of Great Western Park (Valley Park) Didcot - **AMENDED**

Discharge of condition 23 (Foul water drainage strategy) & 24 (Surface water drainage strategy) on planning application P14/V2873/O (Phase 1Pa only (P24/V0733/RM)) (Additional information received 11 August 2025).

- 5.2. P24/V1099/RM - RM1b - Phase 2 Valley Park Didcot – **AMENDED**

Reserved matters for access, appearance, landscaping, layout, and scale pursuant to outline permission reference P14/V2873/O relating to Phase 1b Phase 2. As amended 31st July.

- 5.3. P25/V1590/NM - Phase 1P Valley Park Didcot

Non material amendment on application P23/V0667/RM to amend footpath and associated landscaping details (Reserved Matters submission relating to phase 1P pursuant to outline planning permission P14/V2873/O, comprising 172 dwellings with associated infrastructure and landscaping)

- 5.4. P25/V1615/DIS - Didcot Extra Care Greenwood Way Didcot OX11 6GD

Discharge of condition 18 (BREEAM) on planning application number P21/V0303/FUL Variation of condition 2



5.5. P25/V1531/DIS - Phase 1Pa, Valley Park Didcot

Discharge of condition 14 (Tree Protection Plan) on application P14/V2873/O

5.6. P25/V1373/S73 - Zulu Farmhouse, Didcot Road, Harwell, OX11 6DN

Variation of condition 2 (approved plans), 8 (Car Parking), 9 (HY17 - (Closure of Existing Access), 11 (boundary details) and 12 (bike parking) on Planning Permission P23/V2693/FUL.

5.7. P25/V1351/DIS - Dahlia View (Phase 2Tb) Valley Park, Didcot

Discharge of condition(s) 23 (Foul Water Drainage Strategy) & 24 (Surface Water Strategy) on application ref. P14/V2873/O

5.8. P25/V1300/DIS - Parcel 1P Land to the west of Great Western Park (Valley Park), Didcot

Discharge of condition(s) 5 PART (Noise Compliance Report) on planning application P23/V0667/RM.

6. To note decisions of the planning authority.

6.1. P25/V0317/FUL - Boundary Park Pavillion, Greenwood Way, OX11 6EY – **GRANTED**

Installation of: 1no. Artistic lectern, 1no. entrance paving stone for the pedestrian gateway, 1no. stone monolith, and 7no. distance markers along the circumference of the park.

WVPC Response: *SUPPORTS*

6.2. P25/V0711/LDE - 17 Ivy Close, Harwell, OX11 6DD – **CERTIFIED**

Sauna to rear (retrospective).

WVPC Response: *NO OBJECTIONS*

6.3. P25/V0890/LDP - 29 Eksdale Drive, Didcot, OX11 6AB - **CERTIFIED**

Erection of single storey extension on rear elevation.

7. Matters for future discussion.

8. To confirm the date of the next meeting – 25th September 2025

Subject to there being applications to be discussed.