



WESTERN VALLEY
Parish Council

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

Thursday 23rd October 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 28th August 2025

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

- 4.1. P25/V2126/FUL - Meadow View, Didcot Road, Harwell, OX11 6DW

Material change of use of land from C3 residential to a children's Pre-School for 54 children. Pre-School to include Term Time Wrap-Around Care for children between the age of 6 and 11 between 3:30pm and 6pm. During School Holidays a maximum of 20 of the 54 children aged between 6 and 11 years old.

- 4.2. P25/V1495/FUL – Meadow View, Didcot Road, Harwell, Didcot, OX11 6DW - **AMENDED**

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 (Amended plans received 7 October 2025)

WVPC Previous Response: NO OBJECTIONS with comments.

- 4.3. R3.0100/25 - Details pursuant to Condition No.22 (Updated Tree Survey) of planning permission no. R3.0138/21
- 4.4. R3.0099/25 - Details pursuant to Condition No.33 (relocation assessment of the noise barrier) of planning permission no. R3.0138/21
- 4.5. R3.0091/25 - Details pursuant to Condition No. 5 – topographical plans of the Didcot Science Bridge and Culham River Crossing section of the development (partial discharge) of planning permission no. R3.0138/21



- 4.6. R3.0090/25 - Details pursuant to Condition No. 5 – topographical plans of the Clifton Hampden bypass section of the development (partial discharge) of planning permission no. (R3.0138/21)

5. To note applications not consulted on

- 5.1. P25/V2066/CM - Land North West of Premier Inn Oxford South Didcot South of A4130 East of Milton Interchange roundabout

Details pursuant to Condition 5 (topographical contour plan) of planning permission no. R3.0138/21 (The dualling of the A4130 carriageway (A4130 Widening) from the Milton Gate junction eastwards including the construction of 3 roundabouts - a road bridge over the great western mainline (Didcot science bridge and realignment of the A4130 north east of the proposed road bridge including the relocation of a lagoon..

- 5.2. P25/V2104/NM - Phase 2Tb Dahlia View, Land to the west of Great Western Park, Didcot
Non-material amendment to application P24/V0470/RM - to amend the window design on the building elevations for Apartment Blocks 2, 3, 4, 5 and 7. (Reserved Matters for Phase 2Tb (Dahlia View) of Outline Planning Permission P14/V2873/O for layout, appearance, scale, and landscape, comprising 281 new homes with associated infrastructure and 35% affordable housing).

- 5.3. P25/V2106/DIS - Dahlia View (Phase 2Tb), Valley Park, Didcot
Discharge of conditions 21 (Contamination investigation & mitigation) on planning permission P14/V2873/O.

- 5.4. P25/V2037/CM - Land to Northwest of Premier Inn Oxford South Didcot Hotel South of A4130 East of Milton Interchange Roundabout

Details pursuant to Condition No. 30 (Details of the downgraded section of the A415) of planning permission no. (R3.0138/21)

- 5.5. P25/V2183/DIS - Dahlia View (Phase 2Tb) Valley Park Didcot
Discharge of condition 7 (noise mitigation - housing) on planning application P14/V2873/O. (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)

6. To note decisions of the planning authority.

- 6.1. P24/V1099/RM - RM1b - Phase 2 Valley Park, Didcot – **APPROVED**
*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. Discharge of Outline Conditions 14 (Tree Protection Plan), 18 (Biodiversity Enhancement Plan), 19 (Landscape and Ecology Management Plan), 26 (Watercourse Buffer Zone Management Plan) & 28 (Watercourse Crossings) for this part of the site.
WVPC Response: NO OBJECTIONS – with comments.*

7. Matters for future discussion.

8. To confirm the date of the next meeting – 27th November 2025

Subject to there being applications to be discussed.