



WESTERN VALLEY
Parish Council

Minutes 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

Public Session

None.

Members Present:

Chair	Cllr A Dearlove (AD)
Members	Cllr A Thompson (AT)
	Cllr T Williams (TW) [Substitute Member]
	Cllr S Peacock (SP) [Substitute Member]
	Cllr V Humphries (VH)

Officers Present:

Clerk to the Council	Mrs L White (LW)
----------------------	------------------

Public and Press: At least 1.

Meeting Started **19:45**

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

25.06.1.1. To receive apologies for absence.

Apologies were received in advance of the meeting from Cllr Knowles & Durman.

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

Cllr Williams attended as a substitute member, replacing Cllr Knowles.

Cllr Peacock attended as a substitute member, replacing Cllr Durman.

25.06.2. Declarations of Interests [LA 2011 s31]

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

Cllr Dearlove declared a pecuniary interest in item 25.06.4.1.

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

None.



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

25.06.3.1. Meeting of 26th June 2025

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

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

25.06.4.1. 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.

In accordance with Standing Order 12b, Cllr Dearlove withdrew from the meeting, and left the room.

In the absence of a Chair or Vice-Chair, it was agreed by all present that Cllr Humphries would Chair the meeting for this item.

Discussion included:

- This is a retrospective application
- The original approved plans were for a converted garage and car port, in keeping with the area, not a replacement building of an entirely different style and massing.

Resolved: Approved Unanimously to submit the response NO OBJECTIONS, with comments:

Whilst we have no objections in principle to the replacement building, this Council is disappointed that a retrospective application has been sought for this flat-roofed, rendered design with utilitarian appearance, which fails to respect the character and visual appearance of this residential area. Its proximity to 2 Barberry Drive, and industrial materials used, are contrary to Core Policy 37, Part viii, that being developments should be “visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area”. Were an application made for this in advance of the building of this office, this Council would likely have objected and asked that the materials and style were in keeping with this residential location.

Cllr Dearlove rejoined the meeting and continued to Chair the meeting.

25.06.5. To note applications not consulted on

All of the below were NOTED.

25.06.5.1. 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).



25.06.5.2. 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.

25.06.5.3. 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)

25.06.5.4. 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

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

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

25.06.5.6. 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.

25.06.5.7. 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

25.06.5.8. 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.

25.06.6. To note decisions of the planning authority.

All of the below were NOTED.

25.06.6.1. 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

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

Sauna to rear (retrospective).

WVPC Response: NO OBJECTIONS

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

Erection of single storey extension on rear elevation.

25.06.7. Matters for future discussion.

None.

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

Subject to there being applications to be discussed.

Confirmed.

There being no further business to be transacted, the Chair closed the meeting, **20:24**.