



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

Thursday 23<sup>rd</sup> October 2025 at 19:45, The District Centre, 1 Gention Mews, Great Western Park

### Public Session

None.

### Members Present:

Members

Cllr A Thompson (AT)

Cllr T Williams (TW) [Substitute Member]

Cllr S Peacock (SP) [Substitute Member & Chaired the Meeting]

Cllr V Humphries (VH)

Cllr L Durman (LD)

### Officers Present:

Clerk to the Council

Mrs L White (LW)

### Public and Press:

None.

Meeting Started **19:45**

### **25.08.1. To appoint a Chair of the meeting in the absence of the Chair**

**Resolved:** Approved Unanimously to appoint Cllr Peacock as Chair for the meeting.

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

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

Apologies were received in advance of the meeting from Cllrs Dearlove and Knowles.

#### **25.08.2.2. 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 Dearlove.

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

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

None.



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

None.

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

**25.08.4.1. Meeting of 28<sup>th</sup> August 2025**

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

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

**25.08.5.1. 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.*

**Resolved:** Approved By Majority to submit the response OBJECTS to this application. The proposal represents a material intensification of the previously approved use (P24/V0153/FUL) through demolition and rebuild of the garage, and increase in child numbers from 50 to 54. The introduction of additional car parking disguised as a “forecourt”, with reference to three further spaces “when funds allow” does not account for the additional parking required for the additional 1:1 SEN staff provision. The cumulative effect is overdevelopment of a constrained plot and progressive erosion of its residential character. The Travel Plan confirms continued reliance on private car use, despite limited on-site capacity, with only ten marked bays and informal reliance on a neighbouring business for overflow parking. Such arrangements are unenforceable and unsustainable, raising concerns over highway safety, parking pressure, and congestion on Didcot Road and Barberry Drive. The proposed up to three weekend fundraising openings per year, would materially affect the amenity of neighbouring residents. The Parish Council considers this an incremental overreach beyond the scope and conditions of the 2024 consent and contrary to Core Policies CP37 (Design), CP43 (Natural Resources), and DP23 (Residential Amenity). If approved, strict conditions should limit numbers to 50 pre-school-age children, exclude weekend use, and require enforceable travel-plan and parking controls.

**25.08.5.2. 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.*

**Resolved:** Approved Unanimously to submit the response NO OBJECTIONS, but would like to highlight that this application does not indicate where the provision for parking as per the travel plan will be included either now or in the future.



- 25.08.5.3.      R3.0100/25 - Details pursuant to Condition No.22 (Updated Tree Survey) of planning permission no. R3.0138/21**

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

- 25.08.5.4.      R3.0099/25 - Details pursuant to Condition No.33 (relocation assessment of the noise barrier ) of planning permission no. R3.0138/21**

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

- 25.08.5.5.      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**

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

- 25.08.5.6.      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)**

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

- 25.08.6.      To note applications not consulted on**

All of the below were NOTED.

- 25.08.6.1.      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..*

- 25.08.6.2.      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).*

- 25.08.6.3.      P25/V2106/DIS - Dahlia View (Phase 2Tb), Valley Park, Didcot**

*Discharge of conditions 21 (Contamination investigation & mitigation) on planning permission P14/V2873/O.*

- 25.08.6.4.      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)*



**25.08.6.5. 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)*

**25.08.7. To note decisions of the planning authority.**

All of the below were NOTED.

**25.08.7.1. 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.

**25.08.8. Matters for future discussion.**

None.

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

Confirmed, subject to there being applications to be discussed.

There being no further business to be transacted, the Chair closed the meeting: **20:18**.