

Minutes of the meeting of Olney Town Council
Planning Committee held on Monday 15 January 2018 at 7:00 pm
in the Olney Centre

Present: Councillors Deirdre Bethune, Tony Evans, Chris Tennant, Kevin Viney, Rosemary Osbourne

In attendance: Liam Costello (Town Clerk), Tony Williamson (Angle Property) and 7 members of the public

Public forum:

- Mary Smedley addressed the committee regarding application 17/03391/FUL. She asked the committee to support her objection to the application. She questioned the accuracy of the plans submitted; (i) the boundary of Maybush Walk being different to Land Registry plans, (ii) the plans show how number 63 would look after demolition work. However, there is no mention of demolition in the application. Moores Hill at 3.7m wide is narrower than the 4.8m width for a minor street. This leads to vehicles having to mount the pavement to pass which is unsafe for pedestrians. The road is not wide enough for the extra traffic generated by this development. The garage of number 63 is proposed to be demolished, with the front garden and drive being used to provide a new access. Two tandem parking spaces are proposed to be provided to the rear of 63. The new access removes the on-street parking from number 65. These arrangements are not compliant with MKC parking standards. Proposals to remove on-street parking should provide alternative on-street parking.
- Tony Williamson (Angle Property) addressed the committee regarding application 17/03232/OUT as the landowner and applicant. . He reminded the committee that he gave a pre-submission presentation of his application to the October committee meeting, and wished to update the committee on any changes. He made the following points:
 - The site is now within the settlement boundary of the town under the neighbourhood plan.
 - Number of residential units reduced from 34 down to 26.
 - They have recapped the retail market to update the requirement in terms of size of the foodstore
 - There is no prospect on another foodstore or any other store coming forward.
- Terry Smedley addressed the committee regarding application 17/03391/FUL
 - The submitted drawings are wrong, no mention of demolition.

- The 1920's access road is not suitable for roadside parking.
- Construction traffic will present a significant risk to schoolchildren

1. To receive apologies for absence.

Apologies were received from Cllr Jeremy Rawlings, John Boardman, Stephen Clark, Desmond Eley, Tony Evans, Dr Sally Pezaro.

2. To receive any declarations of interests.

Tony Evans declared a personal interest in item 5(d) as his son-in law lives in the adjoining property.

3. To approve the minutes of the meeting held on 11 December 2017

RESOLVED: that the minutes be approved.

4. To receive the list of recent planning decisions.

The Town Clerk reported that the reason that application 17/02370/REM had not gone to committee was that, despite the town council's objection, we had not asked for the application to go to committee. A request has been submitted to MKC for the officer's report and decision notice.

RESOLVED: To note the list.

5. Applications for consultation

a. [17/03266/TCA](#) - The Mill House Church Street Olney MK46 4AD

Notification of intention to remove Yew tree showing signs of decline from front lawn, and replace with a Walnut tree

RESOLVED: To note that the application has been determined

b. [17/03232/OUT](#) - Land at Corner of Lavendon Road and Warrington Road Olney

Outline application (with all matters reserved except access) for the erection of a retail foodstore within use class A1 with access, servicing, parking, bus/taxi stop, sub-station, sewer pump, recycling and landscaping, and up to 26 residential units within use class C3, with access, parking, recycling and landscaping and a new pedestrian/ cycle link along Lavendon Road

RESOLVED: That the council objects to the application on the grounds that the site is allocated for retail development under policy ONP13 of the Olney Neighbourhood Plan, and the housing element of the application is not compliant with that policy. We dispute the claim by the applicant that the site should be treated as a windfall site. The Neighbourhood Plan covers the period to 2031, and it is important for the sustainable future of the town, that space is available for retail development to meet the future needs of a growing population.

- c. [17/03284/FUL](#) - 68 Dingleberry Olney MK46 5ET

Demolish existing rear garage and rebuild as triple garage

RESOLVED: That the council has no comments

- d. [17/03391/FUL](#) - Rear of 63 - 65 Moores Hill Yardley Road Olney

4 x 4-bedroom detached dwellings, with double garages and all associated external works. (resubmission 17/02418/FUL)

RESOLVED: That the council objects to the application on the following grounds:

- The entrance to the site is narrow and not up to the required standard.
- The width of the Moores Hill roadway, which is narrower than current highways standards causes parking and passing issues. This problem will be exacerbated by addition traffic in the road.
- The proposed dwellings do not match sufficiently well with the character and appearance of the existing properties in Moores Hill which have a unique style.

- e. [17/03335/OUT](#) - Land to the South West of Warrington Road Olney

Outline planning application with all matters reserved, aside from access, for development comprising of B1 (Office), B2 (Light Industrial) and B8 (Storage and Distribution) uses and complimentary C1 (Hotel), C2 (Care Facility Institution), D1 (Children's Day Nursery) and Sui Generis (Car Showroom) uses

RESOLVED: The town council supports the principle of the application which is compliant with policy ONP12 of the Olney Neighbourhood Plan. We would like a condition added to require an Odour Impact Assessment to be carried out at the Reserved Matters stage to establish the safe distance for any sensitive development.

- f. [17/03406/OUT](#) - 42 Yardley Road Olney MK46 5ED

Outline planning permission for the proposed erection of new industrial buildings (Use Class B8 - Storage and distribution) with all matter reserved (Phase 3 work)

RESOLVED: That the council supports this application.

- g. [17/03416/LBC](#) - The Old Vicarage 5-7 Church Street Olney MK46 4AD

Listed building consent for external repairs to roof, stonework and windows.

RESOLVED: That the council supports the application.

6. Planning Appeal

[17/02168/FUL](#) - 10 Chantry Rise Olney MK46 5FE

Dropped kerb

RESOLVED: That the council maintains its objection to the application.

6. [Consultation](#) on the Milton Keynes Draft Mobility Strategy 2018-2036 (LTP4)

RESOLVED: to submit the following consultation response.

The council is concerned that the plan is too focussed on the urban area of the borough and ignores rural and wider issues. Of particular concern is the lack of any reference to the Olney bypass, which was supported in principle in LTP3 subject to feasibility work. With the growth predicted in Plan:MK and MK Futures 2050, and growth in other areas such as Wellingborough and beyond, traffic volumes are set to increase on the A509 significantly which will increase the case for the Olney bypass.

The shortcomings in the strategy are demonstrated in figure 18 which illustrates the housing growth in Olney, and figure 17 which fails to show the current, and anticipated increased, congestion on the A509 through Olney.

We would therefore like to see the strategy amended to include consideration of the need for the Olney bypass. There should also be reference to the expected decrease in air quality in the Olney AQMA from increased traffic volumes.