OLNEY TOWN COUNCIL

Draft Minutes of the meeting of Olney Development Group held via MS Teams Monday 28th September 2020 at 7.00pm

Present: Cllrs Chris Tennant, Jeremy Rawlings, Malcolm Messenger, Des Eley

In attendance: Andrea Vincent (Town Clerk)

Public Forum:

1. **To receive apologies for absence.**

Cllr D Eley was not sure if he would have an IT connection, Cllr Rodden,

2. **To receive any declarations of interests.**

None

3. **To approve the minutes of the meeting held on 17th February 2020**

Amendments: Cllr D Eley commented that Cllr J Eley resigned because she was disappointed with the communication with the public about the NHP. Cllr Tennant thought that was not the case.

Cllr Tennant commented that Cllr Pezaro gave her apologies at that meeting.

4. **To review the proposed "Planning for the Future" Government consultation**

Cllr Tennant thanked the clerk for sending out the information, he has attended training on this, it will still be a plan led system and still business as usual.

It is a white paper, so it's got a long way to go. There was some discussion.

Resolved: For individual Councillors to raise comments via email to the Clerk for a response to be collated.

5. **To receive a report on the changes to the Use Classes Order**

Discussed and it was explained that the Use Classes Order on 1st September was fundamentally changed. There has been numerous press releases etc to advertise changes. Essentially this is a government led initiative to assist the High Street in the economic recovery from Covid-19.

Resolved: Noted. The Chair will circulate a one-page summary.

6. To receive a report on the progress on site allocations and implementation of the Olney Neighbourhood Plan

Site A - Lavendon Road - Work has commenced on the construction of 50 houses following grant of outline planning permission and reserved matters consent.

Site B - Warrington Road – Outline planning permission granted, not commenced. It is understood the site has recently been sold to Angle Properties who are now marketing the site (see photo).

Site C - Osiers Road – Construction of 66 houses underway and approximately 50% complete. Several of the new houses are now occupied and/or sold.

Site D & E - **Land off Asprey's and West of Yardley Road** – Reserved Matters application approved by MKC Development Control Committee on 6th August 2020 despite objections from Ward Councillors and Olney Town Council.

Archaeological site investigations complete. S.2, 7, and 8 off-site highway works have received technical approval from MKC. Phase 1 site infrastructure and off-site highway works to commence in September 2020 to include Yardley Road to Asprey's roundabout to include new pedestrian crossings. Phase 2 off-site highway works from Asprey's roundabout to Ousedale School to be complete during the Summer of 2021.

A number of meetings with Bovis/Vistry Homes, Taylor Wimpey and their design team have taken place during August and September 2020 to agree the brief and scope for multi-purpose Community Building which is required to be delivered 125th dwelling completion, i.e. early 2023.

Following a meeting held on 25th September 2020 with Paul Van Geete (S.106 Officer from MKC), the principle of utilising various elements of s.106 monies from the proposed development fund can be used to fund and build the proposed Multi-purpose community building as per the Olney Town Council Specification (August 2020).

Site F Land adjacent to Ousedale Campus – reserve site only to be used if sites A, D & E fail to deliver their planned 300 homes by 2031.

Site H Land off East Street/Austen Avenue – identified for health, social care or community uses.

Site R - Retail - Sainsburys and Argos outlet complete and opened in late 2019. Planning appeal for McCarthy & Stone retirement village allowed by the Planning Inspectorate in June 2020. It is noted that site clearance work has commenced.

Site S – Stilebrook Road Industry – Construction of new industrial and warehouse buildings completed May 2020 on part of the estate. The rest of the estate is safeguarded employment land.

Site B - Warrington Road Site Marketing Board (photo taken 5th August 2020)

Resolved: Report noted. Cllr Rawlings to contact Angle Properties and landowner to correct the naming of Olney Park to prevent any confusion in the future.

7. **To receive a report on the review of the Olney Neighbourhood Plan**

The ONP was made in September 2017 by MKC following the referendum in July 2017. A review of the existing ONP has commenced with an assessment of the existing Plan to assess policies, the delivery on allocated sites, compliance with Plan: MK and other relevant National planning policy documents and guidance (NPPF and NPPG).
It is proposed that a "Modifications Version" of the ONP be prepared and considered by the ODG. This version of the ONP should reflect the following primary changes to site allocations and policies:

- Site C is to be <u>deleted</u> as a development of 66 new houses is nearing completion

- The site allocation plan for Site R is to be amended to recognise the new Sainsburys on part of the site and the grant of a detailed planning permission for Angle Properties/McCarthy & Stone for a retirement village
- Site OY4 (land off East Street) is to be deleted as it has been built out for residential use
- The wording and supporting text to Objective 1 be amended to reflect the housing approach contained in Plan: MK. Reference to the Core Strategy to be deleted.
- Policy ONP1 to be amended to reflect the new affordable housing target in Plan: MK
- Options 1 and 2 in paragraphs 6.4 and 6.5 to be deleted

- Policy ONP3 to be updated to reflect the scheme under construction
- Policy ONP4 to be updated to reflect the scheme under construction
- Policy ONP5 to be updated to accord with Plan: MK
- Policy ONP6 to be updated to accord with Plan: MK
- Policy ONP12 to be updated to reflect the outline planning permission as granted on the site
- Policy ONP13 to be updated to recognise that part of the site has been built out for a new Sainsburys and part of the site has a detailed planning permission for a retirement village
- Objective 6 to be updated to reflect the policies contained in Plan: MK and reference to the Local Plan be deleted)
- Objective 7 to be updated and a new policy considered to help enhance open spaces within the town and recognise the climate change emergency
- Objectives 8 and 9 to be updated to reflect the latest MK Transport Plan and Strategy
- Policy ONP16 to be updated to align with the MK Transport Plan and Strategy

Discussion to be had in connection with public consultation and engagement on the Modifications to the ONP.

Resolved: Amendments agreed and noted. The Chair will re circulate the Consultation strategy.

8. Review of Development Group Projects and s.106 Contributions Tracker

Projects:

- Olney Circular Walk - implemented
- Whirly Pit Play Area – designs and costs being sourced
- Johnsons Field Play Area – designs and costs received from MKC. Public consultation required to assess needs.

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- Yardley Road Multi-purpose Community Hall and Sport Facilities – Development Brief and Specification produced. Design development is ongoing and will shortly be subject of a further Reserved Matters Planning Application
- East Street Rec enhancements to MUGA, skate park, toilets – ideas for discussion
- Discussion re neighbourhood play which will be passed to R+S once the Olney Development Group have done an audit of the Play Areas.

Resolved: Projects noted. ODG & R&S to work together to audit play areas.
Cllr Tennant to share the S.106 Contributions Tracker through SharePoint for OTC to see 'live' changes. The office to assist with this process.

9. To consider exclusion of Public and Press Representatives pursuant to the Public Bodies (admission to meetings) Act 1960 on the basis that publicity would be prejudicial to the public interest by the confidential nature of the business to be contracted.

Resolved: To exclude the press and public

10. To consider a confidential business proposal

Resolved: Report noted

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