



**Minutes of the meeting of Olney Town Council Planning Committee held on Monday 22<sup>nd</sup> February 2021 at 7.00pm via MS Teams**

**Present:** Councillors Stephen Clark (Chairman), Graham Harrison, Jeremy Rawlings, Chris Tennant

**In Attendance:** Sarah Kennedy (Deputy Town Clerk)

**Public Forum:** There was one letter received from a member of the public

19<sup>th</sup> February 2021

A resident of Beech Avenue raised several objections to a planning application (item PLA/21:10 e). Concerns regarding the proposed proximity of development to his own property, level of reduced light into his property, size of the new dwellings and potential traffic congestion on Beech Avenue were raised. He pointed out that detrimental work has already begun on hedgerows bordering the site, and that the impact will also affect neighbouring roads such as Hollow Wood and Stone Pit Close.

Further concerns highlighted that no written notification from Milton Keynes Council Planning department had been received by the resident, and a planning notice has been erected on Spinney Hill Road, and not Beech Avenue.

**PLA21/07: Apologies for absence**

No apologies for absence were received. Cllr Messenger was not present at the meeting.

**PLA21/08: To receive any declarations of interests**

Cllr Harrison declared a personal interest in item PLA/21:10 e. The resident objecting to the planning application is a business partner of Cllr Harrison's.

Cllr Tennant declared an interest in item PLA/21:10 e as a former employee of the agent acting on behalf of the landowner.

**PLA21/09: To approve the minutes of the meeting held on 18<sup>th</sup> January 2021**

To agree the minutes of the Planning Committee meeting held on 18<sup>th</sup> January 2021 as a true and correct record.

**PLA21/10: Applications for consultation:**

a.

[21/00120/NMA](#) Land to The South West of Warrington Road Olney

Proposal: Nonmaterial amendment to application references 17/03335/OUT and 20/01978/NMA to change the proposed location for the B1/B8 industrial units, nursery, and offices (revision of 20/01978/NMA)

**Resolved:** The planning application was approved on Friday 19<sup>th</sup> February 2021 by MKC Planning (after the agenda had been published), therefore it was deemed appropriate that the application did not require further consideration at the meeting.

OLNEY TOWN COUNCIL



<p>b.</p>	<p><a href="#">20/03411/LBC</a> <b>8 High Street South Olney MK46 4AA</b></p> <p>Proposal: Replacement of four rear flush casement windows with timber flush casement windows</p> <p><b>Resolved:</b> No comment</p>
<p>c.</p>	<p><a href="#">21/00390/TCA</a> <b>East Cote East Street Olney MK46 4DH</b></p> <p>Proposal: Notification of intention to reduce all lateral branch endings by approx. 1metre in length to T1 Malus sp.</p> <p><b>Resolved:</b> No comment</p> <p><a href="#">21/00308/CLUP</a> <b>10 Yardley Road Olney MK46 5DX</b></p> <p>Certificate of lawfulness for loft conversion with hip to gable, rear dormer, Juliette balcony and front rooflights at: 10 Yardley Road, Olney MK46 5DX</p> <p><b>Resolved:</b> No comment</p>
<p>e.</p>	<p><a href="#">21/00301/FUL</a> <b>11 Beech Avenue Olney MK46 5AE</b></p> <p>Proposal: Demolition of existing dwelling and erection of 3 no dwellings with associated parking</p> <p><b>Resolved:</b> Item deferred to the end of the Planning Committee meeting so that Cllr Harrison can leave the meeting due to a personal interest in this item (declared at item PLA21/08)</p>
<p>f.</p>	<p><a href="#">21/00332/TCA</a> <b>2 Bridge Street Olney MK46 4AB</b></p> <p>Proposal: Notification of intention to Sycamore (1907) - reduce lateral branch over highway by approximately 6m and Sycamore 1910 - crown lift to 5.5m</p> <p><b>Resolved:</b> No comment</p>
<p>g.</p>	<p><a href="#">21/00040/DISCON</a> <b>Land to the South West of Warrington Road Olney</b></p> <p>Proposal: Details submitted pursuant to discharge condition 7 (Drainage) attached to planning application 17/03335/OUT amended by 20/01978/NMA) relating to Phase A (Care Home)</p> <p><b>Resolved:</b> No comment due to notification on MKC planning portal that the application had been withdrawn.</p> <p><b>Noted:</b> <i>From this point Cllr Tennant had intermittent IT connectivity</i></p>
<p>h.</p>	<p><a href="#">21/00015/DISCON</a> <b>Land at Corner of Lavendon Road and Warrington Road Olney</b></p> <p>Proposal: Details submitted pursuant to discharge conditions 5 (Soft Landscaping), 7 (Levels Plan) &amp; 17 (Construction Management Plan) attached to planning application 19/01484/FUL</p> <p><b>Resolved:</b> Noted that there is an objection from the Development Management Consultation to this application stating that the application needs amending to include more soft and hard landscaping. The OTC Planning Committee agree with the comments presented and will submit similar comments in reference to this application.</p>

OLNEY TOWN COUNCIL



i.	<p><b><u><a href="#">21/00291/DISCON</a></u> Land West of Yardley Road and West of Aspreys, Olney</b></p> <p>Proposal: Details submitted pursuant to discharge Condition 2 (Estate Roads and Footways) attached to planning application 20/00835/REM)</p> <p><b>Resolved:</b> No comment.</p>
j.	<p><b><u><a href="#">21/00177/TCA</a></u> Lion House 23 High Street Olney MK46 4EB</b></p> <p>Proposal: Notification of the intention to Yew Tree 10-12m in height Crown reduce by 1.5m and Crown thin by 25%. Removal of cross branches to previous points.</p> <p><b>Resolved:</b> No comment</p>
k.	<p><b><u><a href="#">21/00431/FUL</a></u> 17 Newton Street Olney MK46 4BS</b></p> <p>Proposal: Demolition of existing detached garage and erection of one and a half storey annexe containing garage, home office and gym.</p> <p><b>Resolved:</b> No comment</p>
l.	<p><b><u><a href="#">21/00440/FUL</a></u> and <u><a href="#">21/00441/LBC</a></u> 81 High Street Olney MK46 4EF</b></p> <p>Proposal: Single storey rear extensions, fenestration alterations to ground floor level of north elevation and removal of internal kitchen/utility room wall.</p> <p><b>Resolved:</b> No comment</p>

**Noted:** Cllr Tennant joined the meeting again.

**PLA/21:11 Recent decisions**

Please see attached spreadsheet report.

**Resolved:** noted

**PLA/21:12 To receive a draft housing supplementary planning document for the South Northamptonshire District for consultation:**

<https://www.southnorthants.gov.uk/info/269/performance/141/have-your-say>

**Resolved:** noted. To send a letter thanking South Northamptonshire Council for the consultation with Olney Town Council, and to state that the strategy has been received with interest.

**PLA/21:13 To receive a notification letter received (at OTC 19th February 2021) for**

**[Application no: 21/00471/PNDEM](#)**

Proposal: Prior approval for the demolition of the building known as the Apple Store, located adjacent to the access for the site known as 'The Orchard' and facing onto East Street.

At: Apple Store, The Orchard, East Street, Olney, MK46 4DW

**Resolved:** To note the application. To ask that the resident next to the Apple Store location be made aware of the proposed works.

As a point of best practise and courtesy to also suggest to the landowner that they engage in some pre-application consultation.

**Noted** that Cllr Harrison left the meeting due to a personal interest in the deferred agenda item below.

**Signed:** Cllr S Clark, 29<sup>th</sup> March 2021



**PLA21/10: e [21/00301/FUL](#) 11 Beech Avenue Olney MK46 5AE**

Proposal: Demolition of existing dwelling and erection of 3 no dwellings with associated parking

Cllr Clark explained that a further letter had been received at Olney Town Council on behalf of the residents of Beech Avenue. Additional objections have been received from residents in Hollow Wood and Stone Pit Close.

**Resolved:** To object to the proposed development.

In submitting Olney Town Councils objections to the proposed development, Olney Town Council will request that the objections must go to the Development Panel, and not be delegated to Planning Officers.

To make representations to MKC Planning stating that this application should be refused on the basis of Policy ONP 5 (infill sites and windfall policy) which states 'small, well designed residential developments on infill and windfall sites within the settlement boundary which do not have a detrimental effect on the surrounding area will be supported. The impact of any proposed development will be determined based on protecting the unique character of Olney, its heritage assets, and their setting. New development should enhance the character and appearance of their locality and not have a detrimental effect on the residential amenity of surrounding properties'

To make further comments stating that the proposed development fails to respect ONP 7 (housing type and design policy) which states 'i) all housing developments beyond a single unit will have a mix of housing. A minimum of 50% of the dwellings must be 1, 2 or 3 bedroom properties and ii) Developers should be encouraged to build all dwellings to the Lifetimes Homes Standard, the latest DCLG Technical Housing Standards, and to at least level B energy efficient rating.'

To also highlight that the design of the proposed houses conflicts with Policy D5 of Plan: MK.

Olney Town Council Planning Committee will also request in submitting the objection that, in the event that development does get approved in this application or another, all vehicles associated with the construction project must be accommodated on site and not parked on Beech Avenue at any time.

The fact that no consultation took place with residents of Beech Avenue or neighbouring streets and that many of the residents found out about the development through hearsay and not directly through MKC Planning will be raised as a concern.

Cllr S Clark closed the meeting at 20.00hrs. The next Planning Committee meeting is scheduled for Monday 29<sup>th</sup> March 2021 @ 19.00hrs.