

OLNEY TOWN COUNCIL



Minutes of the meeting of Olney Town Council Planning Committee held on Monday 29th March 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 question received from a member of the public.

- 1) A resident of Olney asked if Olney Town Council has received confirmation from Angle Property, the developers of the land South West of Warrington road, that an ecologist has been appointed and inspects the netted hedge row on a daily basis, in line with best practice guidelines from RSPB.
Resolved: to ask Tony Williamson Executive Director of Angle Properties when he joins the Planning meeting (see item PLA21:017).

PLA21/014: Apologies for absence

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

PLA21/015: To receive any declarations of interests

No interests declared.

PLA21/016: To approve the minutes of the meeting held on 22nd February 2021

Resolved: To agree that the minutes of the Planning Committee meeting held on 22nd February 2021 are a true and correct record.

PLA21/017: To receive an update from Tony Williamson, Director of Angle Property on the Angle Property Development (land to the south west of Warrington Road) and a report on the bird netting.

Cllr Clark read out the above public questions to Tony Williamson, Angle Properties for a response.

Tony explained that the process in place is that the netting has been installed taking 2/3 days (due to the size of the job). Tony stated that he is inspecting the netting regularly as are the contractors who installed it. He stated that there are no specific requirements for it to be installed by an ecologist but said that it is being inspected on a regular basis to ensure it is secure.

He continued with an update on the 3 reserve matters applications that have now been approved and decision notices issued. These are for the 3 initial phases. First phase being the installation of the infrastructure on site; the installation of the spine road through the developments with all associated services (drainage, above ground attenuation, footpaths). The 2nd phase is the construction of the care home in the SE corner of the site. This has been consented. The 3rd element first phase of the commercial development in the SW corner 2 x commercial units.

Signed: *cllr S Clark, 26th April 2021*

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Items 21/00703/DISCON, 21/00702/DISCON and 21/00701/DISCON (Item 5. Applications for consultation (b), (c), (d)) were discussed, all noted, and no objections were raised.

Cllr Tennant pointed out that other developments in the town in relation to construction access and management with vehicles leaving the site and depositing detritus on the road has been a problem. Cllr Tennant supported the current application 21/00702/DISCON as a well thought out Construction Environmental Management Plan with plenty of detail.

Angle Properties anticipate a start on site in June for the installation of the infrastructure and the 1st phase of the commercial site. The care home construction will be slightly behind this time schedule. There are some offsite works to be completed under Section 278 agreement (has been agreed in principle with MKC). This will lead to work in the carriageway and potential traffic management (traffic lights) whilst these works are undertaken. These works will take place sometime between June and September.

There is a reasonable level of interest in the site from a range of commercial operators. Some compliant with the current outline planning permission and uses within the planning permissions and some outside of that. Residential uses are not for consideration. Further pre-planning consultations will take place around June when further details will be released by Angle Properties. Tony stated he will come back to the OTC Planning Committee in June for updates and public consultation on these before the formal application stage.

Cllr Rawlings asked whether consideration will be given to changing the name of the site from 'Olney Park' as there are concerns that this name is too similar to another address in Olney. Tony pointed out that the name hasn't been changed and doesn't necessarily need to be changed. The name is primarily for marketing purposes at the moment and in due course the name may be dropped and a name for the road would be put forward instead. The road will be a private road, rather than an adopted road.

PLA21/018: Applications for consultation:

a.	<u>21/00708/FUL</u> 30 Stilebrook Road Olney MK46 5EA Proposal: Installation of 2 additional windows to the ground floor Resolved: OTC Planning Committee support and encourage this application. They are a reputable company and provide employment within Olney. Information to be submitted in support of the application to this effect.
b.	<u>21/00703/DISCON</u> Land to the South West of Warrington Road Olney Proposal: Details submitted pursuant to the discharge condition 7 (Drainage Scheme) attached to planning application 17/03335/OUT as amended by 20/01798/NMA Resolved: noted (see item PLA21/017)
c.	<u>21/00702/DISCON</u> Land to the South West of Warrington Road Olney Proposal: Details submitted pursuant to discharge condition 6 (Construction Environmental Management Plan) attached to planning application 17/03335/OUT as amended by 20/01798/NMA & 21/00120/NMA

Signed: *Cllr S Clark, 26th April 2021*

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	<p>Resolved: noted (see item PLA21/017)</p>
d.	<p>21/00701/DISCON Land to the South West of Warrington Road Olney</p> <p>Proposal: Details submitted pursuant to discharge condition 8 (Sustainability Statement) attached to planning application 17/03335/OUT as amended by 20/01978/NMA & 21/00120/NMA</p> <p>Resolved: noted (see item PLA21/017)</p>
e.	<p>21/00623/TPO 45 Timpson's Row Olney MK46 4JJ</p> <p>Proposal: Tree preservation order consent Lime Tree – crown thinning of 30% and a crown reduction of 2 meters off the top of the tree (height) and a reduction of 1.5 meters to the sides (width) or radius relative to the trunk all around the tree. A reduction of the side lateral</p> <p>Resolved: No comment</p>
f.	<p>21/00603/FUL The Olney Wine Bar 9 High Street South Olney MK46 4AA</p> <p>Proposal: To change use from wine bar to 3 x 1 bed flats.</p> <p>Resolved: Securing a beneficial use for a long-term unused building is supported. Plans for 4 x car parking spaces raised concerns due to the entrance leading onto the busy High Street with limited visibility. Comments to be made to MKC Planning in this respect.</p>
g.	<p>21/00768/LBC 106 High Street Olney MK46 4BE</p> <p>Proposal: Rebuilding of boundary wall</p> <p>Resolved: No comment</p>
h.	<p>21/00484/FUL 158 Weston Road Olney MK46 5AF</p> <p>Proposal: Single story rear extension</p> <p>Resolved: No comment</p>
i.	<p>21/00845/TCA Farthing Cottage 9 Clickers Yard Olney MK46 5DX</p> <p>Proposal: Notification of intention to: T1 (Elder) section and fell to ground level</p> <p>Resolved: No objections to the removal of the tree, but Olney Town Council wish to see the tree replaced with a suitable species at an appropriate location within the town. Comments to be made to MKC Planning to this effect.</p>

PLA21/019: Recent decisions

Please see attached spreadsheet report.

Resolved: noted

Signed: *cllr S Clark, 26th April 2021*

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Cllr S Clark closed the meeting at 20.00hrs. The next Planning Committee meeting is scheduled for Monday 26th April 2021 @ 19.00hrs.

Signed: *cllr S Clark, 26th April 2021*