

# OLNEY TOWN COUNCIL



## **DRAFT Minutes of the meeting of Olney Town Council Planning Committee held on Monday 26<sup>th</sup> April 2021 at 7.00pm via MS Teams**

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

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

*Cllr Tennant joined the meeting slightly late due to technical issues  
Cllr Messenger did not receive the initial invite for the meeting. He joined late.*

### **Public Forum:**

The Planning Committee received one email which relates to Item PLA21:23 (G). A number of concerns have been raised against the application, all of which will be considered and discussed later in the meeting.

### **PLA21/20: Apologies for absence**

No apologies for absence were received.

### **PLA21/21: To receive any declarations of interests**

Cllr Tennant declared an interest in PLA21:23 (E) due the close proximity of his own house.

### **PLA21/22: To approve the minutes of the meeting held on 29<sup>th</sup> March 2021**

**Resolved:** To agree that the minutes of the Planning Committee meeting held on 29<sup>th</sup> March are a true and correct record.

### **Matters arising**

Cllr Clark discussed a potential change in planning legislation which may affect the High Street. Cllr Clark suggested that this item be further discussed at the Olney Development Group meeting 26<sup>th</sup> April 2021, due to time constraints at this Planning meeting.

Cllr Tennant summarised that on 1st September 2020 the Government simplified the Use Class E Order.

A further consultation is taking place within government (in their agenda to speed up the delivery of new housing), and that is to take on Use Class classification to allow permitted change of any use that is Use Class E to residential – the net effect of this being that, theoretically, any shop in Olney,

# OLNEY TOWN COUNCIL



for example, could change to become residential without planning permission. It would be classed as permitted development.

This impacts heavily on the future of High Street shopping.

Olney Town Council have been approached by Newport Pagnell Council to lobby Milton Keynes Council to create an Article 4 direction that would sit above the town centre. Essentially this means that permitted development rights are withdrawn from land and properties that sit within the Article 4 direction area.

**Resolved:** A joint letter from OTCs Planning and ODG Committees will be drafted after further discussions in the ODG meeting.

A letter to be sent to MKC requesting an Article 4 direction be created.

All agreed to defer further discussion in the potential change of legislation to the ODG group meeting taking place directly after this planning meeting to finalise arrangements.

## PLA21/23: Applications for consultation from 22<sup>nd</sup> March – 20<sup>th</sup> April 2021

a.	<p><a href="#"><u>21/00910/DISCON 5-7 Church Street Olney MK46 4AD</u></a></p> <p>Proposal: Details submitted pursuant to the discharge of conditions 3 (stonework), 4 (roof materials), 5 (methods of construction), 6 (door details), 10 (building recording and 11 (WSI archaeology) relating to 18/02823/FUL</p> <p><b>Resolved:</b> noted</p>
b.	<p><a href="#"><u>21/00929/NMA Clickers Yard Yardley Road Olney MK46 5DX</u></a></p> <p>Proposal: nonmaterial amendment to application 19/00513/FUL incorporating the provision of roof lights within the rear elevation and minor internal alterations to facilitate the conversion of the attic space within the properties to an office/gym</p> <p><b>Resolved:</b> this application has already had an approved decision made against it and therefore there is no requirement for it to be discussed.</p>
c.	<p><a href="#"><u>21/00759/DISCON Town Farm 133 High Street Olney MK46 4EF</u></a></p> <p><b>Proposal:</b> Details submitted pursuant to the discharge of conditions 4 (rainwater goods and 7 (details of bricks) relating to application 20/00963/LBC</p> <p><b>Resolved:</b> noted</p>
d.	<p><a href="#"><u>21/00758/DISCON Town Farm 133 High Street Olney MK46 4EF</u></a></p> <p>Proposal: Details submitted pursuant to the discharge of conditions 4 (rainwater goods) and 7 (details of bricks) relating to application 20/00962/FUL</p> <p><b>Resolved:</b> noted</p>

# OLNEY TOWN COUNCIL



<p>e.</p>	<p><a href="#"><u>21/00660/FUL 1 Rabans Close Olney MK46 5NG</u></a></p> <p>Proposal: Replace existing 2 x windows, replace rear ground floor door and French doors with patio doors and create a new window opening at ground floor in the side elevation</p> <p><b>Resolved:</b> noted</p>
<p>f.</p>	<p><a href="#"><u>21/01111/DISCON Orchard Cottage 92 East Street Olney MK46 4DH</u></a></p> <p>Proposal: Details submitted pursuant to the discharge of condition 5 (Brick details) attached to planning application 20/02745/FUL</p> <p><b>Resolved:</b> noted</p>
<p>g.</p>	<p><a href="#"><u>21/00547/FUL Land to the rear of 17 East Street Olney MK46 4DH</u></a></p> <p>Proposal: Re-development of the carpark for 5 no 2-bedroom flats with associated landscaping and parking</p> <p>Cllr Tennant had met with residents of East Street to discuss the issues faced by the proposed development. Principal concerns were noted:</p> <ol style="list-style-type: none"><li>1) Displacement of car parking. The application does not contain a car parking survey to show what the current state of affairs is (carparking in adjacent residential properties, streets, roads etc). A significant omission from the application that needs to be rectified was noted that at the moment the site is a commercial carpark, used by local businesses.</li><li>2) Quantum of development i.e., number, mix and height of the building (3 storeys) which is out of keeping in the area</li><li>3) Access and egress and the vehicle tracking plans show it will be very difficult to manoeuvre vehicles associated with the proposed residential development site.</li><li>4) Deficient in car parking spaces. 5 dwellings would require 7 car parking spaces. The application only proposes 6 car parking spaces.</li><li>5) 5 x 2 bedroomed flats – there is insufficient amenity space for the new dwellings. No green space within the development site itself.</li><li>6) It is noted that the top storey 2 bedroomed apartment (oddly) has plans for 3 bathrooms.</li><li>7) With the proposed building being equivalent to 3 storeys in height would have significant effect on the conservation area, detrimental effect on the listed buildings in the area and set a dangerous precedent for 3 storey developments in an area that is currently predominantly 2 storeys.</li><li>8) The current use of the site is described as vacant on the application. This is not the case. It is currently used for parking and is not vacant.</li></ol> <p><b>Resolved:</b> The application fails a number of policies test within Plan MK and the Olney Neighbourhood Plan. A comprehensive and robust objection will be submitted against this application based on the above criteria.</p>

# OLNEY TOWN COUNCIL



h.	<p><a href="#">21/00904/FUL 19 Stilebrook Road Olney MK46 5EA</a></p> <p>Proposal: Erection of a 2-storey rear extension to existing commercial premises to provide additional storage and office accommodation</p> <p><b>Resolved:</b> to submit comments in support of the application.</p>

## PLA21/24: Recent decisions

Please see attached spreadsheet report.

Cllr Tennant mentioned that a recent decision has been made on the application that was discussed and listed at item PLA21:018: (f) (March 29<sup>th</sup> Planning Committee) for The Olney Wine Bar change of use from Wine Bar to 3 x 1 bed flats. This has been refused on the basis that 'no information has been submitted to support the insertion into a heritage wall.'

Cllr Clark noted that application 21/00431/FUL on the decisions spreadsheet has been withdrawn, and although the Planning Committee are not aware of the reason, it will be noted, in case the application comes back amended for discussion in the future.

**Resolved:** noted

Cllr Clark was thanked by the Planning Committee members for his years of commitment and knowledge provided, not only to the Planning Committee, but Olney Town Council as a whole.

Cllr Clark closed the meeting at 19.40hrs. The next Planning Committee meeting is scheduled for Monday 21<sup>st</sup> June @ 19.00hrs.