

**Minutes of the meeting of Olney Town Council
Planning Committee held on Monday 11 June 2018 at 7:00 pm
in the Olney Centre**

Present: Councillors Stephen Clark, Deirdre Bethune, John Boardman, Desmond Eley, Tony Evans, Graham Harrison, Dr Sally Pezaro, Chris Tennant, Kevin Viney

In attendance: Liam Costello (Town Clerk) and one member of public

Public forum: None

1. To receive apologies for absence.

Apologies were received from Cllr Jeremy Rawlings.

2. To receive any declarations of interests.

None declared

3. To approve the minutes of the meeting held on 21 May 2018

RESOLVED: that the minutes be approved.

4. To receive the list of recent planning decisions.

RESOLVED: To note the list.

5. Applications for consultation

a. [18/01286/TCA](#) - 49 High Street Olney MK46 4EB

Notification of intention for T1 (Yew) reduce by 2-3m and T2 (Wild Plum) remove lowest limb on north side of tree.

RESOLVED: That the council has no comments

b. [18/01181/FUL](#) - 45 West Side Rise Olney MK46 5HP

Single storey front extension

RESOLVED: That the council supports the application

- c. [18/01273/FUL & 18/01274/LBC](#) - 81 High Street Olney MK46 4EF

Relocate utility to rear of property; Insertion of internal door openings.

RESOLVED: That the council has no comments

- d. [18/01239/FUL](#) - Land at Corner of Lavendon Rd and Warrington Rd Olney

Erection of a retail foodstore within Class A1 with access, servicing and parking, bus / taxi stop, sub-station, sewer pump, recycling, landscaping and associated works

RESOLVED: That the council supports the application in principle, but has the following concerns:

- We are disappointed at the lack of wider public consultation by the applicant ahead of submitting the revised planning application. The redevelopment of this site has sparked significant public interest and we respectfully ask that the applicant undertakes a public consultation event and prepares and submits a new Statement of Community Involvement.
- We feel that the planning application area (the red line) and proposed new building within the red line is crammed into the corner of the site which causes design and layout complications. The design and layout could be improved if further site area was utilised for this application.
- The siting of the proposed retail building is located at a prominent gateway to the town and this should be reflected by an architectural design and approach to landscaping of much higher aesthetic quality and appeal than that submitted. For example, the west elevation along the Warrington Road will include a 6m high by 15m length metal louvre cladding walled side to the "goods in" area greeting visitors to the town. It is acknowledged that it is sensible for the site servicing arrangements to be separate from the public/customer access but an alternative and more attractive layout could be achieved if more of the site was utilised to make an improved layout.
- The site is subject to periodic surface / groundwater flooding. The submitted FRA para 10.3 acknowledges that ponding will occur on site due to fluvial and surface water.
- The submitted FRA (like many of the submitted drawings and documents) relates to the previous outline application on this site (17/03232/OUT) which included a residential element. These documents should be updated to reflect that fact that only part of the site is now proposed for development. Drawing 2246-MHT-CV-102 shows a below ground SUD system which includes the previous residential element. This plan also has the wrong redline for the site. The applicant should

provide plans and documents that relate solely to this site and application, updated to reflect the changed description of development and proposed scheme.

On this point, the application is technically INVALID and the 13-week determination process should be stopped to allow the applicant time to withdraw and replace these important errors in the planning application package.

- The FRA should reflect the increased surface water runoff which will feed into the adjacent brook from developments elsewhere, such as the 66 dwelling site on the opposite side (west) of Warrington Road, and the 250 dwelling site on Yardley road / Aspreys and the 50 dwelling site on the opposite side (south) of the B536.
- The proposed zebra crossing should be a traffic controlled crossing to improve highway safety.
- The proposals should include improvements to the footway along Driftway (which is currently missing) without which it will difficult for pedestrians to walk to the store from the other side (west) of the A509. We note reference to these improvements in the Transport Statement, however, we would like to see the plans for these submitted and considered as part of this 'detailed' application so that they can be assessed and included as part of any decision notice.
- Olney Town Council formally request that the application be declared invalid and held in abeyance to allow the applicant time to correct the important errors and deficiencies in the planning application.

e. [18/01309/FUL](#) - 13 Midland Road Olney MK46 4BL

Replace and enlarge existing conservatory with flat roof and opening sky light, extend toilet area for shower/wet room to be used for ageing parent also a glass roof over an indoor garden area.

RESOLVED: That the council has no comments

f. [18/01307/FUL](#) - 90 East Street Olney MK46 4DH

Replace garage with two storey side extension; single storey rear extension.

RESOLVED: That the council has no comments

g. [18/01098/FUL](#) - Olney Centre High Street Olney MK46 4EF

Replacement windows in the building known as The Olney Centre

RESOLVED: That the council has no comments

Cllr Boardman asked if it was still practice for MKC to notify neighbours of planning applications. Cllr Clark suggested that the issue be raised at the forthcoming Olney Ward Forum which the MKC Head of Planning would be attending.

Cllr Evans raised concerns about the hedgerow along Yardley Road that has been removed on the site of the former Howdens Yard.