

**Minutes of the meeting of Olney Town Council**  
**Planning Committee held on Monday 21 May 2018 at 7:00 pm**  
**in the Olney Centre**

**Present:** Councillors Jeremy Rawlings, Deirdre Bethune, John Boardman, Desmond Eley, Tony Evans, Graham Harrison, Chris Tennant, Kevin Viney

**In attendance:** Liam Costello (Town Clerk) and Cllr Joanne Eley

In the absence of Cllr Stephen Clark, the meeting was chaired by Cllr Jeremy Rawlings.

The chairman informed the committee that a written request had been submitted by Cllr Tony Evans for a dispensation in accordance with Standing Order 13(e) to address the committee, in the same way that a member of public is allowed to, regarding application item 5(b) planning application 18/00942/FUL on land which he has registered a Disclosable Pecuniary Interest.

The committee considered the request and:

**RESOLVED:** To grant a dispensation to Cllr Tony Evans to address the committee in the Public Forum session regarding item 5(b)

**Public forum:**

- Cllr Tony Evans addressed the committee on application 18/00942/FUL.  
“We would like to give some background information relating to the application which is relevant and might help the discussion. In 2014 the government introduced permitted development rights for conversion of redundant farm buildings which come into this category.  
  
In 2015 we applied to MK Council for permitted development rights to convert the 3 buildings into 3 bungalows. Under the PDR rules the building has to be converted and not demolished and rebuilt and so has to be on the same footprint and of the same construction.  
  
This meant that the design of the bungalows and the materials used was to be much as the buildings are now. This did not appeal much to this committee or MK planners or indeed to ourselves.  
  
MK planners failed to determine the application by the due date and so permitted development was granted and we do have the right to develop the three buildings even though nobody really likes the designs.

This application before you tonight seeks to address this dilemma and it is hoped a sensible outcome can be reached.

The proposal is to demolish all three buildings in exchange for full planning permission to build one 3 bedroom bungalow adjacent to the site of the first mono-pitched building and adjacent also to the existing group of 3 bungalows, close to all the rest of the farm buildings.

By doing this the new build would be of similar construction, brick and slate, to the existing bungalows, unlike the 3 conversions which would be corrugated iron clad and mono pitch and spread across the four acre paddock.

We sincerely trust that good sense can prevail on this application and we ask for your support for it to MK planning department.”

Cllr Tony Evans then left for the remainder of the meeting.

- Andrea Mariani spoke in objection to application 18/01139/FUL.

He commented that the proposed extension by reason of its size constitutes an unneighbourly development which will have an adverse impact on the amenity of neighbouring properties due to its overbearing effect. Also the proposal reduces the amount of parking on site to an unacceptable level, which is below that required for a 4 bed dwelling. The parking situation in Foxhill is already congested.

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

Apologies were received from Cllr Stephen Clark.

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

- Cllr Tony Evans had already left the meeting as he had a registered Disclosable Pecuniary Interest in item 5(b)
- Cllr Chris Tennant declared a personal interest in item 5(h) as he knew the member of public who spoke in objection to the application.

**a. Election of Chairman**

Cllr Clark, having indicated that he would be prepared to be re-elected, was nominated. There were no other nominations.

**RESOLVED:** To elect Cllr Clark as the chairman of the committee.

**3. To approve the minutes of the meeting held on 16 April 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**

**h. [18/01139/FUL](#) - 99 Foxhill Olney MK46 5HE**

Two storey side extension.

**RESOLVED:** to object to the application for the following reasons:

- The proposed full height and full depth two-storey extension to the side elevation of the host dwelling will create an enlarged dwelling which would be dominant and overbearing to numbers 1 & 2 Flaggs Meadow. The extension is in no way subservient to the host dwelling and would be detrimental to the residential amenity and would affect levels of sunlight and daylight into the properties at 1 & 2 Flaggs Meadow.
- The enlarged dwelling will not provide sufficient on-plot parking to be compliant with the Parking Standards SPD
- The northern aspect of the two-storey extension to the enlarged dwelling will form the boundary between 99 Foxhill and numbers 1 & 2 Flaggs Meadow. As this is on the boundary and foundations will need to be excavated it is unbuildable without the consent of the owners. In any event, such an unneighbourly construction would destroy the existing boundary walls and would requiring scaffolding to be erected in the gardens of those properties.

**a. [18/00921/LBC](#) - Cowper and Newton Museum Market Place MK46 4AJ**

Listed Building Consent for repair works to the external aspect of the barn including failing roof, removal of the plasterboard ceiling, limestone banding course.

**RESOLVED:** To support the application

Cllr Peter Geary during discussion of this item.

**b. [18/00942/FUL](#) - Olney Park Farm Yardley Road Olney MK46 5EJ**

Erection of a new single dwelling including the construction of a three bedroomed dwelling house, an access track, parking and landscaping.

**RESOLVED:** The council supports the application subject to the extant permitted development rights being removed for the three barns, perhaps by way of a condition that restricts occupation of the new dwelling until all three barns are demolished.

- c. [18/00976/FUL](#) - 2 High Street Olney MK46 4BB

Change of use from A2 (bank) to B1 (office) and ground floor side extension

**RESOLVED:** to support the application

- d. [18/00979/FUL](#) - 22 Midland Road, Olney, MK46 4BL

Single storey rear/side extension

**RESOLVED:** that the council has no comments.

- e. [18/00978/FUL](#) - 20 Midland Road, Olney, MK46 4BL

Single storey rear/side extension

**RESOLVED:** that the council has no comments.

- f. [18/01002/FUL](#) - 41 High Street Olney MK46 4EB

Change windows & doors to blend in with surrounding properties

**RESOLVED:** The council objects to the materials being used for the windows and doors on the grounds that they are contrary to policy HE6, in that UPVC products do not conserve or enhance the conservation area. .

- g. [18/01111/FUL](#) & [18/01112/LBC](#) - 3 High Street Olney MK46 4EB

Listed building consent for proposed internal alterations to existing Grade 2 listed building, demolition of existing 2 storey rear extension (circa 2002) and replacement with new single storey extension. Proposed Change of Use of former residential care facility (Class C2) to restaurant and bar (Class A3/A4). Alterations to existing flats at second floor.

**RESOLVED:** Application withdrawn

- i. [18/00972/FUL](#) - 20 Spring Lane Olney MK46 5HT

Single storey rear extension; associated internal alterations and attached covered area to rear (amended plans)

**RESOLVED:** that the council has no comments.