

Minutes of the meeting of Olney Town Council
Planning Committee held on Monday 16 April 2018 at 7:00 pm
in the Olney Centre

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

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

Public forum:

- Cllr Joanne Eley addressed the committee regarding the MKC Affordable Housing SPD consultation. She commented that she had spent considerable time going through the document section by section and had requested that OTC submits its comments in the way that MKC wanted responses, i.e. through the consultation portal. The Town Clerk had informed her that our response would be submitted via email. She felt that if OTC wanted to have a good relationship with MKC, she strongly felt that we should submit our comments in the way requested by MKC.

The Town Clerk informed the committee that the consultation email from MKC stated that comments should be submitted online via MKC's consultation portal, via e-mail or by post, and that our response would be submitted in line with MKC's preferred methods.

1. To receive apologies for absence.

None received as all members present.

2. To receive any declarations of interests.

Cllr Bethune declared a Disclosable Pecuniary Interest in item 5d as her husband was the architect.

3. To approve the minutes of the meeting held on 12 March 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. [18/00610/FUL](#) - 14 Near Town Gardens Olney MK46 4AZ

Two storey extension to east elevation; Rendered external wall insulation system to all external elevations

RESOLVED: That the council objects to the application on the grounds that the rendering on the whole building is out of character with the group of dwellings and would prefer the red brick design to maintain the character of the area.

b. [18/00660/FUL](#) - 24 Lime Street Olney MK46 5BA

Modifications to previous application including, extension to front dormer, increasing side extension, change cladding and render to lime and lower cill height

RESOLVED: To note that the application had been approved

c. [18/00670/FUL](#) - 41 Spring Lane, Olney, MK46 5BP

Single and two storey rear extension, with porch to front

RESOLVED: To note that the application had been approved

d. [18/00676/LBC](#) & [18/00675/FUL](#) - 100 High Street Olney MK46 4BE

Listed building consent for relocation of vehicle entrance gates, demolish outbuildings, and convert barn into separate dwelling with single and two storey rear extensions.

Cllr Bethune left the room during consideration of this item

RESOLVED: That the council has no comments

e. [18/00667/FUL](#) - Land to the rear of 90 East Street Olney

Erection of 9 dwellings, parking and associated works

Cllrs Stephen Clark and Jeremy Rawlings declared personal interests due to their involvement with the adjacent Youth Centre

RESOLVED: that the council objects to the application on the following grounds:

- Access to the site via the current development to the south is too narrow.
 - The limited visitor parking spaces planned will lead to further pressure for parking on adjacent roads, which is a particular problem at weekends with all the sporting events at the Recreation Ground.
 - Concerns about parking for plots 7 and 8. If cars park opposite the parking spaces of plot 7 and 8, adjacent to the garden of plot 6, cars could get blocked in.
 - The fence along the northern boundary, in particular the 1.2m section is of an insufficient height. The site to the north is the Youth Centre site and the activities that occur in the field to the north necessitate the need for a more rugged structure of 1.8m in height rather than the proposed close-boarded fencing. We would suggest that a brick wall would be more appropriate along this boundary.
 - The cumulative effect of this development and the current development to the south should give rise to an affordable housing contribution secured via a S106 agreement.
 - We would request that this application is referred to committee for determination.
- f. [18/00662/LBC](#) - Cherry Tree 3 High Street Olney MK46 4EB
Listed building consent for House name letters and 2 x Hanging Signs and a Brass Menu Case.
RESOLVED: that the council has no comments
- g. [18/00799/REM](#) - Land at Warrington Rd and Osier Way Olney MK46 5FP
Reserved matters application pursuant to outline planning permission 14/02060/OUT for erection of 33 dwellings accessed from Osier Way and Yardley Road, with associated infrastructure and landscaping.
RESOLVED: That the council objects to the application on the following grounds:
- Concerns about the amenity of residents of plots 1-16 in particular due to their proximity to the adjacent sewage treatment. The applicant has not submitted an Odour Impact Assessment as required by Anglian Water in accordance with their Asset Encroachment policy
<http://www.anglianwater.co.uk/developers/encroachment.aspx>
The Odour Impact Assessment submitted under 13/03130/OUT indicates that plots 1-16 will suffer nuisance from the treatment

works particularly in their gardens which is unacceptable. Attached is a drawing we have produced from the data in the OIA showing the readings at the plotted receptor points in this area of the development.

- The highway access to the north-east of the site is an accident waiting to happen. In the previous outline application this was indicated as being for emergency access only. However, the plans do not show how this can be controlled and indicate that this will be open to all traffic. The plans do not show in detail the proximity of this access point to the old railway bridge, but it would appear that it will be abutting the bridge. This feature on the Yardley Road is a dangerous chicane. A highways access in this location is not safe even for emergency vehicles only.
- There seems to be a discrepancy between the south eastern boundary redline (excluding the access road) on drawings 18019 (D) 099 Rev A and 18019 (D) 075 Rev C
- We would like the application to be determined by the committee

h. [18/00837/FUL](#) - 79 High Street Olney MK46 4EF

Change of use from health and beauty salon to residential

RESOLVED: that the council has no comments

i. [18/00855/TCA](#) - The Old Vicarage 5-7 Church Street Olney MK46 4AD

Notification of intention crown lift to 5m and prune from the building by 2m
T1 (Acacia) Remove to Ground level T2 (Small Hawthorn) and T4 (Large mature Cedar) crown lift to 3m

RESOLVED: that the council has no comments