

**Minutes of the meeting of Olney Town Council  
Planning Committee held on Monday 12 November 2018 at 7:00 pm  
in the Olney Centre**

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

**In attendance:** Liam Costello (Town Clerk)

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

Apologies were received from John Boardman and Dr Sally Pezaro

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

- Deirdre Bethune declared a personal interest in item 5f
- Tony Evans declared a personal interest in item 5e as the applicant had approached him for advice on the planning system
- Desmond Eley declared a personal interest in item 6a as his daughter's father in law lives close to the proposed development
- Chris Tennant declared a personal interest in item 6a as he had represented objectors at the MKC planning committee on the original application
- Steve Clark declared a personal interest in item 6a as his employer does some unrelated work for the appellant

**3. To approve the minutes of the meeting held on 09 October 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

d. [18/02562/FUL](#) - Katrine Clickers Yard Yardley Road Olney MK46 5DX

Demolition of the existing dwelling and erection of four dwellings and garages, parking, landscaping and associated works.

**RESOLVED:** The council objects on the following grounds:

- The proposed development is contrary to policy ONP7 in the Neighbourhood Plan which requires all housing developments over a single dwelling to have a mix of housing, with a minimum of 50% of the dwellings being 1, 2 or 3 bedroom properties
- The proposed highway access onto Yardley Road is not acceptable for the number of dwellings it now serves, particularly for the residents of 27 and 29 Yardley Road, and for pedestrians on Yardley Road faced with vehicles exiting the site. Improvements are required if 4 dwellings are to be provided on this site.

e. [18/02605/FUL](#) - 20 West Street Olney MK46 5HR

Demolition of existing detached two storey dwelling; detached concrete framed garage and brick side boundary walls for replacement with new detached two storey family dwelling including new external hard landscaping and soft landscaping adjustment

**RESOLVED:** The council objects on the grounds that the proposed development is detrimental to the residential amenity of 20A West St, due to its size, massing and proximity. The proposed dwelling is overbearing and will block light to the side courtyard of 20A West St. The submitted drawings do not accurately show the windows on 20A West St, which is important in assessing impact.

- a. [18/02476/FUL](#) - 26A Market Place Olney MK46 4BA  
Change of use from Professional Services (A2) to Restaurant (A3)  
**RESOLVED:** The council has the following comments:
- Concerns have been highlighted about the lack of adequate provision for dealing with waste; and
  - Noise issues with the restaurant emptying out their bottles late at night as they close down.
- b. [18/02484/FUL](#) - Annexe at the Apple Loft 9B West Street Olney MK46 5HJ  
Incorporation of two existing garages into an existing ground and first floor studio flat annex to form a two-bedroom house  
**RESOLVED:** that the council has no comments
- c. [18/02498/FUL](#) - 23A High Street South Olney MK46 4AA  
Change of use of first floor from office (B1) to yoga studio (D2)  
**RESOLVED:** that the council has no comments
- f. [18/02612/FUL & 18/02613/LBC](#) - 21 High Street Olney MK46 4EB  
Single storey rear extension and internal alterations  
**RESOLVED:** that the council has no comments
- g. [18/02660/FUL](#) - 23 Chantry Rise Olney MK46 5FE  
Variation of conditions 1 & 3 attached to planning application 17/00882/FUL  
**RESOLVED:** that the council has no comments
- The following application was considered as a matter of urgency
- h. [18/01792/FUL](#) - Site at Walkers Bridge Field Lavendon Road Olney  
The use of land as a site for a temporary rural worker's dwelling and the construction of an on-site turning head  
The committee were asked if they had any further comments on the application since the submission by the applicant of an Agricultural Assessment  
**RESOLVED:** That the council maintains its objection to the application on the grounds that it is contrary to policy S10 – Development in open countryside.

## 6. Planning Appeals

- a. [17/03391/FUL](#) - Rear of 63 - 65 Moores Hill Yardley Road Olney  
4 x 4-bedroom detached dwellings, with double garages and all associated external works. Including changes to no. 63 Moores Hill (resubmission 17/02418/FUL)

**RESOLVED:** That the council maintains its objection to the application on the grounds of impact of highway, and being contrary to policy ONP7 of neighbourhood Plan.