

**Minutes of the meeting of Olney Town Council  
Planning Committee held on Monday 11 March 2019 at 7:00 pm  
in the Olney Centre**

**Present:** Councillors Jeremy Rawlings, Deirdre Bethune, John Boardman, Graham Harrison, Kevin Viney

**Absent:** Councillors Stephen Clark, Desmond Eley, Tony Evans, Dr Sally Pezaro, Chris Tennant

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

**Also present:** 2 members of the public

**Public forum:**

- Katherine Parkhouse addressed the committee regarding application 19/00288/FUL. They were applying for temporary dwelling on the 6-acre site along Lavendon Road. They currently keep pigs and rescued dogs, and are looking to expand to keep alpacas.

They need on-site accommodation to ensure the welfare of their animals. They are happy to share their business plan with members of the committee on a confidential basis.

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

None received.

**2. To approve the minutes of the meeting held on 11 February 2019**

**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. [19/00288/FUL](#) - Site at Walkers Bridge Field Lavendon Road Olney

Part retrospective application for the change of use from agricultural land to dog kennels (retrospective) and use of land as a site for a temporary rural worker's dwelling including associated works to the existing access, and the construction of a turning head and car parking

**RESOLVED:** To support the application

b. [19/00308/TCA](#) - Car Park Market Place Olney

Notification of intention to remove Hornbeam tree (T1) due to overgrowth for the location and replace with a flowering Cherry tree

**RESOLVED:** That the council has no comments

c. [19/00382/TCA](#) - 9 Dartmouth Road Olney MK46 4EH

Notification of intention to remove a Eucalyptus (T1) due to the impact on the shared surrounding

**RESOLVED:** That the council has no comments

d. [19/00342/FUL](#) - Corners 31A Yardley Road Olney MK46 5DX

Replace roof to 1.5 storey wing, add dormer windows and extend master bedroom

John Boardman declared a personal interest as he knew the applicants

**RESOLVED:** That the council has no comments

e. [19/00304/FUL](#) - 30 Woodpits Lane Olney MK46 5NE

Rear two storey extension, side and rear single storey extensions, stainless steel flue, canopy to front, amended windows to front and side elevations.

**RESOLVED:** That the council has no objections to the application, but given the recent refusal decision we would like to see details of what materials are proposed as the detail is missing from the application form.

f. [19/00400/FUL](#) - 3 Yardley Road Olney MK46 5DX

Demolition of section of front elevation wall to allow better access to the driveway

**RESOLVED:** That the council thinks that the width of the entrance is excessive for the use, but would be content with a smaller opening to retain more of the wall.

- g. [19/00386/FUL](#) - 15 West Street Olney MK46 5HJ

Demolition of existing garage, dining room and bedroom above; erection of a two-storey side and rear extension; erection of a single-storey rear extension; erection of separate annexe including single garage to the side

**RESOLVED:** That the council has no comments

- h. [19/00409/ADV](#) - 32 Market Place Olney MK46 4AJ

Proposed black paint shopfront with fascia sign and new hanging sign

**RESOLVED:** The council feels that the overall effect of the advertising, in particular, the harsh effect of the black and white painting is not in keeping with the conservation area setting. It does not preserve or enhance the conservation area contrary to policy HE6. Repainting of the exterior and hanging of signs does fall within the Article 4 Direction for Olney. The council feels that the whole scheme should be refused, and redesigned to be more sympathetic to the building's central location in the Town Centre at the heart of the Conservation Area. The objective of saved policies TC1 and TC2, as endorsed by the Olney Neighbourhood Plan, is to improve the attractiveness of the town centre which this application fails to do.

## 6. Urgent Item

- a. [19/00546/PANOTH](#) - 15 East Street Olney MK46 4DH

Change of use of a light industrial unit (Class B1 (c)) to four residential units (Class C3)

**RESOLVED:** The council objects to this application on the grounds of the impact on parking in the area. The application site falls within the area defined as Olney Town Centre and Olney Conservation Area.

The conversion of the building to four dwellings does not include any provision for parking contrary to the parking SPD which requires 1.33 parking spaces per dwelling and none are being provided. It also does not comply with saved policy TC2 which seeks to improve parking in the Town Centre which this application will make worse.

We disagree with the assertion of the applicant in their "**transport and highways impact of the development**". Whilst future occupiers will have access to a range of services and facilities, we believe that they will require vehicles to access employment locations within the wider area.

