

Minutes of the meeting of Olney Town Council
Olney Development Group held on Monday 25 February 2019
at 7.30 pm at the Olney Centre

Present: Chris Tennant, Deirdre Bethune, Jeremy Rawlings, Colin Rodden, Kevin Viney

In attendance: Liam Costello (Town Clerk) and 2 members of the public

1. Apologies for absence

Apologies were received from Desmond Eley, Joanne Eley, Tony Evans, Graham Harrison and Dr Sally Pezaro

2. Declarations of interest

None declared

3. To approve the minutes of the meeting held on 29 October 2018

RESOLVED: That the minutes be approved.

4. Update on plans for Site R from Angle Property

Tony Williamson of Angle Property gave an update on progress with the Sainsburys food store development on Site R

The building is planned to be handed over to Sainsburys in August, with a planned opening date in either September or October.

All the planned off-site works have been agreed with MKC, including the missing footpath section on Driftway, and will be carried out in April.

They are collaborating with Francis Jackson Homes in respect of their off-site works.

The Gun Turrets flower beds will be removed. Following concerns raised by committee members, Tony Williamson said he would be open to relocating them, subject to MKC agreement. Town Clerk to meet the relevant Highways Officer on 26 February and will discuss the Gun Turrets.

Tony Williamson then appraised the committee on Angle's plans for the remainder of Site R.

The site has been actively marketed for retail use to no success. He did not wish to share the marketing report at this stage, which would be submitted as part of a future planning application.

He is proposing a McCarthy & Stone retirement living development, which he felt would meet a need identified in the Neighbourhood Plan and Plan:MK. He commented that the ONP had identified the need for such development, but had not allocated any site.

Public consultation would commence in March with a drop-in event at The Olney Centre at which McCarthy & Stone would be present.

RESOLVED: To thank Tony Williamson for his presentation, and await further details to be published at the consultation event.

5. Emberton Neighbourhood Plan Reg.14 Consultation

The council considered the Emberton Neighbour Plan which at the pre-submission consultation stage.

RESOLVED: That the committee submit the following comments:

- The plan should include reference to the two protected routes for the Olney Bypass, both of which go through the plan area.
- Difficult to see how the objective “To provide an allocation of affordable housing” will be met. We suggest that Policy H2 be written to specify what will be allowed, as opposed to what will not be supported e.g. The policy should specify that 30% of the dwellings will be “Affordable Housing” and that there should be a mixed development of 3, 4 and 5 bed dwellings.

6. Update on Plan:MK and General Conformity with ONP

The chairman update to committee on Plan:MK. The inspectors report has been received by MKC. He recommended that Plan:MK is subject to an immediate review. ONP is still in general conformity with the revised NPPF.

7. Update on MKC 5 Year Housing Land Supply

The committee received a briefing note from MKC regarding the latest position on the 5 Year Housing Land Supply (5YHLS). MKC now have a 5.25 year land supply.

8. Update on ONP allocated sites, windfall sites, planning applications and appeals

The committee received a written report from the Town Clerk listing the latest position on all ONP allocated sites, windfall sites, planning applications and appeals.

9. Update on Development Group Projects

a. East Street Footpath Works

The chairman updated the committee on discussions with Peter Geary regarding improvements to East St. MKC plan to resurface East St in 2019/20 and it will be best to tie in the footpath improvements with these works.

b. OIA and OMS Application for Funding

- Jeremy Rawlings declared an interest as a governor of Olney Infant Academy (OIA)
- Chris Tennant declared an interest as his wife is a governor of Olney Infant Academy (OIA)
- Colin Rodden declared an interest as his wife is a governor of Olney Infant Academy (OIA)

The chairman updated the committee on the joint application from OIA and OMS for £125K S106 funding for improvements.

Lavendon school has also been granted S106 funding from Olney developments, on the basis that 10% of their pupils come from Olney.

10. Review of s.106 Contributions Tracker - Future Projects

The committee reviewed the latest S106 schedule.

Deirdre Bethune declared a personal interest as a resident of High St, and then commented that parking in High St is getting more disorganised and difficult, and the need for bays to be marked out is growing.

11. Consultation and Community Engagement Strategy

The chairman noted that the later paragraphs from the MKC Statement Of Community Involvement would serve as a useful template. He further commented that OTC had good social media channels to communicate with local residents. The Chairman agreed to prepare a draft communications strategy.

