

OLNEY TOWN COUNCIL



Minutes of the meeting of Olney Town Council

Planning Committee held on Monday 15th June 2020 @ 7.00pm via MS Teams

Present: Councillors' Stephen Clark (Chairman), Deirdre Bethune, Graham Harrison, Malcolm Messenger, Jeremy Rawlings, Chris Tennant

In Attendance: Andrea Vincent (Town Clerk), Sarah Kennedy (Deputy Town Clerk)

Apologies: Cllr Colin Rodden – technical reasons

1. To receive any declarations of interest.

Cllr Rawlings declared personal interests on applications 20/01092/FUL and 20/00492/FUL (Items 2B and 2C) because both would be visible from the back of his house.

2. Applications for consultation:

A) [20/01091/FUL](#) Olney Rugby Club East Street Olney MK46 4DH

Proposal: Clubhouse extension to provide 2 new RFC conforming unisex changing rooms.

It was noted that the application 20/00492/FUL, Erection of a 50-seater viewing stand was originally submitted on 25th February 2020, much earlier than the other two applications, and then resubmitted with a date for comments to be in by 2nd July 2020 (not 28th May 2020 as per letter sent to residents by the Rugby Club in the immediate locality).

Additional concerns were raised because it was believed that at least 2 car park spaces in the Car park on East Street (owned and managed by Olney Town Council and not leased to the Rugby Club) would be taken by the proposed extension of the changing rooms.

Resolved: It was agreed after initial discussion that all 3 applications need to be considered simultaneously and that if the application/s do go to committee that the committee also be asked to consider all 3 planning applications altogether.

Above points to be brought to the attention of the planning team in submitting the objection to MKC.

B) [20/01092/FUL](#) Olney Rugby Club East Street Olney MK46 4DH

Proposal: A new car park for Olney Rugby Club.

Points raised:

- the poor quality of the draft plans submitted and significant lack of detail (Cllr Messenger/Cllr Harrison).
- potential conflict between pedestrians/vehicles/horses in and around the entrance to the planned carpark. Plans show access to the car park is across a bridleway (Cllr Bethune/Cllr Messenger).
- the significant increase volume of traffic (including coaches) that Austen Avenue would encounter in order for vehicular access into the proposed carpark (Cllr Rawlings/Cllr Messenger).
- the proposed location for coaches parking was deemed entirely inappropriate with no provision for coaches to manoeuvre – no turning circle (Cllr Bethune).
- concerns that once the carpark is at full capacity parking is likely to spill into the neighbouring residential roads (e.g. Carey Way, Austin Avenue and East Street) (Cllr Messenger).
- Information was provided with regards to the initial pipework and when it was originally installed along Austen Avenue. In laying water/sewerage pipes the ground was found to be very boggy (due to its proximity to a floodplain). It was suggested that the structure of the highway is not appropriate for an increase in flow of traffic, particularly coaches. It was pointed out that the north side of the road would incur more traffic flow due to the south side being used mainly for parking. Risks could be potential sinking of the road (Cllr Messenger).
- Concerns from residents over the noise levels of people getting into the coaches after functions have taken place, especially those that finish late at night (note: late license until 2pm has currently been applied for) (Cllr Harrison).
- Car park plans show location extremely closely to residential housing (Cllr Harrison).
- Potential hedgerow will need to be taken down as per plans. OTC wish to see the hedgerow protected and preserved in its entirety as per the Rugby Club's stated green aims (Cllr Harrison).
- A previous application was referred to and noted: Doffs field change of use application (ref number 08/00222/FUL Condition 7, 2008). This application was approved however 'Article 8 requires a public footpath in the western section of the site shall be maintained and protected at all times from obstruction and this is to ensure that the public footpath is to be maintained for the safety of the public using that footpath' (Cllr Messenger).

Resolved: Above points to be brought to the attention of the planning team in submitting the objection to MKC.

To also highlight to the planning department that such schemes (e.g. additional car parking) have not been supported in the past.

C) [20/00492/FUL](#) Olney Rugby Football Club East Street Olney MK46 4DH

Proposal: Erection of a 50-seater viewing stand

Points raised:

- Concerns over the height of the stand being 3m+
- Questions over why the stand is required in the first instance when there are clear panoramic views of the pitches without a stand being erected.
- The initial application submitted by the Rugby Club on 25th February indicated that the building would not increase the risk of flooding elsewhere.
- The lack of information in the application with regards to the design of the stand and the lack of detail on the proposed materials to be used does not allow OTC to give a view.
- The security of the stand when not in use. There were concerns it will encourage undesirable behaviour as the football stand has done. Thames Valley police are only too aware of the crime problems we have encountered with the Football stand.
- Some local residents have not been made aware of the planning application for the stand.

Resolved: OTC would like to see a flood risk assessment carried out and detailed plans of the stand to enable an informed opinion on this matter.

Town Clerk to email local PCSO Officer to see whether he has been made aware of the application.

TVP also to be made aware of the problems we have encountered in the past in the Football stand and that this application has been submitted.

Town Clerk to contact the planning team to point out that further communication with residents is required. This scheme is likely to affect all residents living in this cul-de-sac (Carey Way, Gilpin Way, Austen Ave) and they have not received sufficient (if any) information from MKC with regards to the planning application/s.