



**Minutes of the meeting of Olney Development Group held via MS Teams Monday 18<sup>th</sup> January 2021 at 7.30pm**

**Present:** Cllrs' Desmond Eley, Malcolm Messenger, Jeremy Rawlings, Chris Tennant (Chair),

**In attendance:** Sarah Kennedy (Deputy Town Clerk)

**Public Forum:** There were no statements received from members of the public.

**DEV21/01: Apologies for Absence**

No apologies for absence were received. Cllr Rodden was not present at the meeting. Cllr Messenger joined the meeting late due to IT issues.

**DEV21/02: To receive any declarations of interest**

Cllr Tennant declared a personal interest being a resident living close to sites D and E as discussed in Olney Neighbourhood Plan (Items DEV21/04 and DEV21/05)

**DEV21/03: To approve the minutes of the meeting held on 23rd September 2020**

**Resolved:** Approved

**DEV21/04: To receive a report on the progress on site allocations and implementation of the Olney Neighbourhood Plan**

**Progress of Site Allocations and Implementation of the Olney Neighbourhood Plan**

**Site A - Lavendon Road** - Work is progressing well on the construction of 50 houses following grant of outline planning permission and reserved matters consent.

**Site B - Warrington Road** – Outline planning permission granted and new owners, Angle Properties, are progressing with a number of Reserved Matters planning application for infrastructure/access and the 1st and 2nd phases for offices/warehouses and a 66-bed care home.

**Site C - Osiers Road** – Construction of 66 houses underway and approximately 75% complete. A number of new houses are now occupied and/or sold.

**Site D & E - Land off Aspreys and West of Yardley Road** – Reserved Matters application approved by MKC Development Control Committee on 6th August 2020.

Monthly meetings with Bovis/Vistry Homes, Taylor Wimpey and their design team taking place to help with consultation on planning, design and construction matters, these meetings are attended by Olney Town Council, MKC Ward Councillors and 2 local residents to aid engagement and awareness of proposals. Additional proposals have also been recently received for the proposed multi-purpose Community Building which is required to be delivered 125th dwelling completion, i.e., early 2023.

Steps are now in place whereby OTC and Ward Cllrs have put steps in place to ask the developer to put emergency measures in place to help alleviate and retain water on site during the winter. The eventual drainage solution will not be complete until April 2021. The developer is now designing the water attenuation scheme to a green field run off plus a betterment of 30% to factor in climate change.



**Site F - Land adjacent to Ousedale Campus** – reserve site only to be used if sites A, D & E fail to deliver their planned 300 homes by 2031.

**Site H Land off East Street/Austen Avenue** – identified for health, social care or community uses.

**Site R - Retail** - Sainsburys food store and Argos outlet complete and opened in late 2019. Planning appeal for McCarthy & Stone retirement village allowed by the Planning Inspectorate in June 2020. It is noted that site clearance work has commenced and pre-commencement conditions have been submitted by McCarthy & Stone.

**Site S – Stilebrook Road Industry** – Construction of new industrial and warehouse buildings completed May 2020 on part of the estate. The rest of the estate is safeguarded employment land.

**Resolved:** Noted

**Action:** Cllr Tennant to circulate the latest minutes of the monthly meetings with Bovis/Vistry Homes, Taylor Wimpey and their design team (meeting arranged by MKC) to Olney Town Council once received.

#### **DEV21/05: To receive a report on the review of the Olney Neighbourhood Plan**

The ONP was made in September 2017 by MKC following the referendum in July 2017. A review of the existing ONP has commenced with an assessment of the existing Plan to assess policies, the delivery on allocated sites, compliance with Plan:MK and other relevant National planning policy documents and guidance (NPPF and NPPG).

**Resolved:** Report noted. A “Modifications Version” of the ONP be prepared and considered by the ODG at the April 2021 meeting. This version of the ONP should reflect the following primary changes to site allocations and policies:

- Site C is to be deleted as a development of 66 new houses is nearing completion
- The site allocation plan for Site R is to be amended to recognise the new Sainsburys Foodstore on part of the site and the grant of a detailed planning permission for Angle Properties/McCarthy & Stone for a retirement village
- Site OY4 (land off East Street) is to be deleted as it has been built out for residential use
- The wording and supporting text to Objective 1 be amended to reflect the housing approach contained in Plan:MK. Reference to the Core Strategy to be deleted.
- Policy ONP1 to be amended to reflect the new affordable housing target in Plan:MK
- Options 1 and 2 in paragraphs 6.4 and 6.5 to be deleted
- Policy ONP3 to be updated to reflect the scheme under construction
- Policy ONP4 to be updated to reflect the scheme under construction
- Policy ONP5 to be updated to accord with Plan:MK
- Policy ONP6 to be updated to accord with Plan:MK
- Policy ONP12 to be updated to reflect the outline planning permission as granted on the site
- Policy ONP13 to be updated to recognise that part of the site has been built out for a new Sainsburys Foodstore and part of the site has a detailed planning permission for a retirement village
- Objective 6 to be updated to reflect the policies contained in Plan:MK and reference to the Local Plan be deleted)
- Objective 7 to be updated and a new policy considered to help enhance open spaces within the town and recognise the climate change emergency
- Objectives 8 and 9 to be updated to reflect the latest MK Transport Plan and Strategy
- Policy ONP16 to be updated to align with the MK Transport Plan and Strategy

Discussion to be had in in April 2021 in connection with public consultation and engagement on the Modifications to the ONP.



**DEV21/06: Review of Development Group Projects and S106 Contributions Tracker**

Key ongoing projects:

- Olney Circular Walk - implemented
- Whirly Pit Play Area – designs and costs being sourced from MKC
- Johnsons Field Play Area – designs and costs received from MKC for review by OTC
- Yardley Road Multi-purpose Community Hall and Sport Facilities – Development Brief and Specification produced. Design development is ongoing and subject to a cost review, the proposed will be subject of a further Reserved Matters Planning Application
- East Street Rec enhancements to MUGA, skate park, toilets – ideas for discussion at future meetings as the pipeline of S.106 funding becomes available.

**Resolved:** Noted

Cllr Tennant closed the meeting at 8.20pm. The next ODG meeting is scheduled for Monday 26<sup>th</sup> April 2021 at 7.30pm.