



Minutes of the meeting of Olney Development Group held via MS Teams Monday 26th April 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.

DEV21/07: Apologies for Absence

No apologies for absence were received.

DEV21/08: To receive any declarations of interest

Cllr Tennant declared an interest in Item 21/10 lives adjacent to Sites D & E and also declared an interest in item DEV21/12 with regards to the redevelopment of the Woodpits play area as he lives close by.

Cllr Rawlings declared an interest in Item 21/10 specifically in relation to discussions surrounding Olney Middle School and Olney Infant Academy as he is a Governor on IFtL.

Cllr Tennant declared an interest in item 21/10 in relation to the school's discussion as his wife is a Governor OIA & OMS committees.

DEV21/09: To approve the minutes of the meeting held on 18th January 2021

Resolved: To agree that the minutes of the ODG Committee meeting held on 18th January 2021 are a true and correct record.

DEV21/10: To receive a report on the progress on 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 with occupations of new affordable and market homes underway

Site B - Warrington Road – Outline planning permission granted and new owners, Angle Properties, are progressing with a number of Reserved Matters planning applications 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. A number of new and affordable 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.

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.

Signed: *Cllr Geach, 24th May 2021*



Site H Land off East Street/Austen Avenue – identified for health, social care or community uses. Discussions with MKC and healthcare providers have commenced into the feasibility for a new “Health Hub” and community facility for the town.

Site R - Retail - Sainsburys foodstore and Argos outlet complete and opened in late 2019. Despite a refusal by MKC, with OTC objecting and speaking at Planning Committee, a planning appeal for a McCarthy & Stone retirement village was allowed by the Planning Inspectorate in June 2020. It is noted that construction has commenced by McCarthy & Stone.

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

Resolved: Noted

DEV21/11: 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).

It is proposed that a “Modifications Version” of the ONP be prepared and considered by the ODG following the election in May. This version of the ONP should reflect the changes to site allocations and policies within Plan:MK to ensure planning policy conformity.

Public consultation and engagement on the Modifications to the ONP are proposed during 2021 with a view to preparing a new Plan for public approval in 2022.

The Modifications 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

Signed: *Clr Geach, 24th May 2021*



Resolved: Noted

DEV21/12: Review of Development Group Projects and S106 Contributions Tracker

Cllr Tennant asked Cllr D Eley asked for an update on the designs and the costs for the Whirly Pit play area as Recs and Services Committee Chair.

It was resolved in a previous ODG meeting (Cllr D Eley could not recall which meeting) that Johnsons field was the highest priority because of the poor state of the existing play area. Following this, information was sought from MKC as to how best to remodel and improve this area.

When MKC were chased for an answer on this play area plus the rejuvenation of the Whirley Pit play area MKC came back with a full design for Johnsons field. The costs received well exceeded the budget available. Incorporated into the design was a skateboard park area which increased the costs further.

Woodpits Lane Play Area – residents have met with OTC and MKC who are being consulted about improvements to the play space and amenity areas. A resident's association is being formed to apply for funding to improve the space.

Cllr Tennant mentioned the Yardley Road Multipurpose Community Hall and sports facility is being discussed. OTC have developed a brief and specification, this is ongoing and is subject to a cost review as agreed at the April 2021 OTC full council meeting. Once assessed this will be subject to a Reserved Matters Planning Application.

Meetings have been held with the Olney Infant Academy and Olney Middle School with regards to applications for S106 funding to enhance school facilities. The meetings are ongoing. This is something the future council will need to support.

Representations have been made to MKC and the FA for funding for a new astroturf pitch facility for the town and OTC can confirm that Ousedale School has been confirmed by the FA as a suitable location for a full-sized Astro-turf pitch in the Local Football Facility Plan.

Cllr Tennant noted that he has recently found an outstanding contribution on the S106 tracker from when the Tesco's store was built on the Market Place. A contribution of £6.5k remains outstanding from this development, (to be used for the enhancement of the Market Place).

A much wider review of S106 monies is required.

He noted that Milton Keynes Council are currently updating their S106 system.

Resolved: Noted

DEV21/13: Review of Astwood and Hardmead Neighbourhood Plan Regulation 16 consultation

Resolved: To send an email to Astwood and Hardmead to congratulate them on the Neighbourhood Plan.

DEV21/14: Review of MK East Strategic urban Extension – Land East of M1 consultation

Cllr Tennant proposed that Olney Town Council make appropriate representations to this consultation and to consider the principal of the development then to look at the mitigation effects of the construction of the development going forward to ensure that this is well planned for.

Resolved: Noted

Signed: *Cllr Geach, 24th May 2021*



Matters arising

Cllr Tennant sought approval of the group for an emergency item to be discussed at this point in the meeting. No Committee members had any objections.

This item relates to current government consultation to changes to the Use Class Order. Cllr Tennant explained that this is a detailed Planning Committee matter, and although discussed briefly in the Planning Committee meeting held prior to this meeting (26th April 2021), the potential implications to the Use Class Change order and the effect of permitted development need to be further discussed at this ODG meeting to consider and resolve. All were in agreement.

Cllr Tennant summarised that on 1st September 2020 the Government simplified the Use Class E Order.

A further consultation is taking place within government (in their agenda to speed up the delivery of new housing), and that is to take on Use Class classification to allow permitted change of any use that is Use Class E to residential – the net effect of this being that, theoretically, any shop in Olney, for example, could change to become residential without planning permission. It would be classed as permitted development.

This impacts heavily on the future of High Street shopping.

Olney Town Council have been approached by Newport Pagnell Council to lobby Milton Keynes Council to create an Article 4 direction that would sit above the town centre. Essentially this means that permitted development rights are withdrawn from land and properties that sit within the Article 4 direction area.

Resolved: a) to write a letter of objection to the government consultation b) to make a formal request to Milton Keynes Council that they consider the implementation of an Article 4 Direction that will cover the entirety of the town centre and conservation area to protect the vitality of Olney

The next ODG meeting is scheduled for Monday 26th July 2021 at 7.30pm.