

OLNEY TOWN COUNCIL



Minutes of the Olney Development Group Committee Meeting held at The Olney Centre on 21st June 2021 at 7pm

Present: Councillors Aldred, Brown, Geach, Rowland, Tennant, Varley, Ward, Rodden

Public Forum:

The Development Committee received one email from a member of the public, which Cllr Geach (as temporary Chair) read out.

The letter outlined concerns regarding Olney Neighbourhood Plan and the suggested that limits on housing have already been exceeded. The mixed site development along Warrington Road will contravene the ONP, the resident stated.

The resident questioned the S106 monies and asked when the use of these monies will materialise into facilities for the benefit of residents of Olney.

There were further concerns over traffic congestion, parking issues and the affordability of housing. It was agreed that Cllr Tennant would work with the Clerk to prepare a suitable response.

DEV21/15: Election of the Chair of the Olney Development Group Committee

Resolved: Cllr Tennant was nominated as Chair.

Proposed Cllr Brown, Seconded Cllr Ward

Carried unanimously.

DEV21/16 Apologies for Absence

Resolved: Apologies were received from Cllr Bethune

DEV21/17 Declarations of interests

Resolved: Cllrs Tennant and Brown declared an interest as they reside adjacent to the Yardley Manor development off Aspreys.

DEV21/18 To approve the minutes of the meeting held on 26 April 2021

Resolved: The minutes were approved as an accurate record and received by the ODG Committee

DEV21/19 To Approve the Terms of Reference for the Committee

It was agreed an amendment to the Terms of Reference item (9) should be made as follows: Approval of expenditure up to a limit of £10,000 on items within the committee's area of responsibility up to the amount specified and included in the budget, subject to approval at full Council.

Proposed Cllr Tennant Seconded Cllr Geach

Carried unanimously.

Resolved: To adopt the ODG Committee Terms of Reference with above changes made

DEV21/20: To receive a report on the progress on site allocations and implementation of the Olney Neighbourhood Plan

Cllr Tennant read through his written report.

Site A Lavendon Road

50 new market and affordable houses are under construction and are progressing well.

Site B Warrington Road

Signed: Cllr Tennant

Dated: 26 July 2021

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Progress on this was given at a presentation from Angle Developments – the developer - earlier this evening at the Planning Committee meeting. Angle is progressing planning applications, but the Committee has outstanding questions about infrastructure and transport. Cllr Rowland asked how much section 106 money would be brought into the town by this part of the development. As this is not seen to be materially detrimental to the town, MKC sought no Section 106 money from the developer at the outline planning approval stage

Site C Osiers Way

Osiers Way (extension of Olney office park). This is being developed in accordance with the existing outline permissions for 66 new houses, granted prior to the Neighbourhood Plan being adopted. New market and affordable homes are being constructed and occupied.

Sites D & E Aspreys and Yardley Road

Permission has been granted for 250 homes and these are being built at pace by Bovis and Vistry/ Taylor Wimpey homes. Cllr Tennant sits on the working group for the site, along with the MKC Ward Councillors and the Town Clerk. They receive progress reports. There have been many complaints received about construction traffic, road closures, noise, dust and a host of other issues. Work is due to commence in July to create a Pelican crossing to cross Aspreys as part of the s.278 off-site highways works, which will mean closures of the road. There will be additional crossings created on the northern side of Aspreys next summer, which will bring further closures but longer term pedestrian safety benefits. Several Cllrs commented on the hazardous road crossing in the area and suggested these works were a good idea. Cllr Tennant reported that the current temporary haul road will be removed on completion of construction phase. He will also report back to the working group that communication with residents is currently inadequate, and that the developer is likely to receive fewer complaints if they talked to people. This is only done via their website at the moment. It was suggested that they find other ways to open up communication.

Cllr Rodden mentioned a risk assessment was needed for the Circular Walk.

Cllr Tennant said that there are new footpath routes in the Aspreys development and it is now a continuous tarmac route to get safely across Yardley Road. There is a temporary diversion next to Ousedale onto Aspreys and that is well signposted already so there is no need for a Risk Assessment or any action.

Cllr Geach said that he thought the replacement turrets had been discussed. Cllr Tennant will bring those up at the next meeting with the developers.

Site F – adjacent to Ousedale campus

This is a reserve site and will only be developed if 300 houses on the allocated sites are not built before 2031.

East Street / Austen Avenue Site

This is where the proposed health hub and community centre could be sited.

McCarthy & Stone Development

The Sainsbury's and Argos has already opened. McCarthy & Stone have commenced the construction of their retirement village which will create 10 bungalows and 48 retirement plus flats on that development.

Site S – Stilebrook Road Industrial Estate

This estate is protected employment land and the Town Council are supportive of planning applications coming forward for industrial and commercial development. Since adoption of the Neighbourhood Plan, there have been a number of new commercial developments and extensions to existing premises.

Resolved: Noted

Signed: Cllr Tennant

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DEV21/21: Report on Review of Neighbourhood Plan (NP)

Cllr Tennant ran through this for the benefit of the new Councillors and to provide an update. The Neighbourhood Plan was “made” in September 2017 and was a snapshot in time. Its lifespan is approximately 5 years before it is required to be reviewed in accordance with National Planning Policy Guidance.

The ODG are now looking to review that plan in order to make it compliant with Plan:MK, and National Planning Policy. The Olney Development Group is to create a working group to prepare a modified version of the NP to ensure planning policy conformity. They will bring a new version of the NP back to the ODG for discussion. The aim is to engage with the community with a view to preparing a new plan in the summer of 2022. The modified version should not create the need to go to a referendum as there will be no additional sites or development proposed. However, it will look at existing sites and what is proposed and what has been delivered. It will then go before a Planning Inspector to ensure any recommendations conform to Plan:MK. This means there will be a new NP in 2022, which will supersede Plan:MK and will therefore have “primacy” over it. Communication with the community is key to creating a refreshed NP that works. Cllr Varley made the point that many people don’t actually understand what the Plan is for and what it does. She stated that the ODG need to stress that without the NP, development in Olney would be at the discretion of MK Council or through speculative development and there would be absolutely no limits on the number of planning applications that could be submitted. Cllr Tennant agreed and stated that some of the nearby villages that chose not to have an NP have seen significant planning approvals granted from speculative un-planned applications.

DEV21/22 Review of Development Group Projects and s.106 Contributions Tracker

The Section 106 Tracker provides a list of potential projects for the Development Group to work on in partnership with the Recs & Services Committee. There are a number of live and potential projects underway. Currently under consideration are enhancements to the Whirly Pit play area where costs are being looked at, improvements to Wood Pits Lane play area in terms of fencing and play equipment, and Johnson’s Field play area, where costs have been received and are ready for review.

The Council reviewed the Yardley Manor Community Centre and sports facilities earlier this month. There are currently two sets of Quantity Surveyors looking at these – one from the developer and one employed by the Council. This is with the aim of gaining information about what the cost liabilities will be for the Council. The objective will be zero cost to the Council, apart from any furniture needed.

The Colts Football Club and Ousedale School are working together to provide an Astroturf pitch at the school, which was identified as a priority project for funding in 2020 by the FA.

The new management of Cobbs Garden are to look at the proposals for a new health hub adjacent to the land next to the current Olney Youth Centre.

Olney Infant Academy and Olney Middle School have both already applied for funding to enhance their facilities. OMS has asked for help to apply more funding. Cllr Tennant asked for a volunteer to act as schools’ liaison. Cllr Rowland volunteered.

The Section 106 tracker is a document that is managed by the Development Group. It tracks major development sites within the NP. The total sum available is just over £6.1 million. £2 to £3 million goes to schools in the locality.

Approximately £719,000 goes to health. Money has already been received to support the East Street playing fields, the community hall, and the burial grounds. Funding comes in tranches as and when development is commenced and completed. Cllr Tennant stressed the need to maximise Olney’s share of Section 106 monies. We should be in a position to bid and draw down from available funds at the right time. There are 10 years during which OTC can apply for funds.

Cllr Rodden talked about accessing money from the Arts fund of Section 106 and mentioned we could potentially recruit someone who could identify needs and apply for funding on our behalf.

Signed: Cllr Tennant

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Resolved: Noted

DEV21/23: Milton Keynes East – 21/00999/OUTIS Hybrid Planning application

An outline hybrid planning application has been submitted at MK East, which could have knock-on effects for Olney. The development would be between the M1 junction 14 and Newport Pagnell. This is a development that will take some time to come through and, in view of the time, we will bring discussions back for another meeting to consider.

Resolved: Noted

DEV21/24: Recruitment of resident representatives to the ODG

Cllr Tennant proposed that we go out to the public to encourage participation on Facebook, the OTC website, the Olney Phonebox and in conversations with local people. Seconded by Cllr Varley.

Resolved: to recruit resident representatives to the ODG Committee

Cllr Tennant thanked everyone and closed the meeting. The meeting ended at 10.00 pm

Signed: Cllr Tennant

Dated: 26 July 2021