



Minutes of the meeting of Olney Development Group held Monday 26 July 2021 at 7.30pm

Present: Cllrs' Chris Tennant (Chair), Colin Rodden, Jane Varley, Trevor Aldred and Phil Geach

DEV 21/25: Apologies for absence

Apologies were received from Cllrs Ben Brown, Deidre Bethune, Dan Rowland, and Leanne Ward

DEV 21/26: To receive any declaration of interest

There were no declarations of interest.

DEV21/27: To approve the minutes of the meeting held on 21st June 2021

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

Resolved: that the minutes are approved with above amendments.

DEV21/28: To consider membership and to receive expressions of interest from residents to join the Olney Development Group

Cllr Tennant said he had started the process to find residents to join the group, and had interest from three people. Two are currently unavailable due to holiday/work.

Cllr Tennant explained that Plan MK currently has primacy over the ONP as it's the most recently published. We need to ensure ONP is updated by 2022 at which time it will take primacy over Plan MK.

He also said he is keen to use residents' skills and gain their opinions. We are looking to co-opt up to five residents to the ODG. The only proviso is that they must sign up to and observe the Code of Conduct. We hope to have recruited the full complement of five by the next meeting in September,

Cllr Rodden suggested that a handover pack be prepared including the ONP, information on Section 106, etc to bring any residents up to speed.

Olney resident, Bill Morgan attended the meeting. Proposed Cllr Tennant Seconded Cllr Geach carried unanimously.

Resolved: that Bill Morgan be co-opted onto the Olney Development Group

DEV21/29: To review of and minor modifications to the Olney Neighbourhood Plan

Previous meetings of the ODG had set out a strategic approach to revising the Neighbourhood Plan in terms of scope, ambition and timescales. Our neighbouring Council in Newport Pagnell has recently gone through the process of updating their NP, which was modified and approved without the need for a full referendum as



a minor modification. Cllr Tennant suggest that the previous Council agreed a strategy for the minor modifications development which had started down the path of avoiding a referendum, but there were essentially two options:

Option 1

Continue the previous path with a minor modifications review of policies, site locations and proposals bringing the NP up to date and in accordance with Plan MK. A referendum would not be required. Summer 2022 for adoption would be realistic.

Option 2

A fundamental root and branch review of the ONP. Site search and selection for growth. Look at new use outside the current plan and deviate from the previous path. Timescales would increase and Olney would not be in a position of strength when planning applications went through Milton Keynes until the new ONP was adopted.

Option 1 was seen as shortest possible route to gain primacy over Plan MK.

After discussions, the proposal was to continue with the previous Council's mandate to make minor modifications with a consultation programme in autumn 2021 and then move forward to proposal in 2022.

The housing allocation in Olney would remain the same and an updated NP would provide a good defensive shield for the town against unwanted development.

Proposed Cllr Tennant Sec Cllr Aldred. Carried unanimously.

Resolved: that Option 1 as explained above be adopted

DEV21/30: To Consider the preparation of a Consultation Strategy to assist in the engagement of the Olney Community

Cllr Tennant will write the consultation strategy and circulate to the ODG for approval and comment before the next meeting.

It will use online tools to supplement written and published information, face to face engagement, events and town meetings, and the pop-up gazebo will be used on the Market place to gain feedback.

Resolved: that OTC aim for adoption this time next year and the new plan would need to be ready to go by spring 2022, with adoption in summer.

DEV21/31: Review of Development Group Projects and s.106 Contributions Tracker

Update

There is money available for regeneration of a number of play areas. Osier's Way has money defined to develop the Whirly Pit play area £35K.

The Town Council needs to submit an application to MK to draw down money with a fully costed worked up scheme by Recs and Services and a tender for replacement equipment.

Other key projects

The Astro turf pitch that is a joint project between Olney Colts and Ousedale is progressing,

Yardley Manor Community Centre is still under discussion.



The development of the land adjacent to Warrington Road is now underway. It has outline planning for a range of uses in accordance with the ONP. The first three phases are in accordance with the Plan and an access road and infrastructure is going in. Three industrial and commercial units are under construction.

Work is underway on a 66-bed specialist care home, and a children's day nursery has expressed interest in one of the remaining plots.

The remaining elements are not in accordance with the Plan, which had looked at a hotel and a car showroom. The current proposal on the table is for an Aldi store and a drive-through Starbucks. The developer has sent through a proposed consultation process for the Aldi Store but hasn't addressed the Starbucks.

Resolved: that Cllr Tennant to ask the developer to answer the questions that were presented at the last meeting relating to when Aldi and Starbucks expressed interest in the site, and also to ask why the Starbucks drive through is not part of the public consultation that has been proposed.

The meeting closed at 21:20