



Minutes of the meeting of Olney Development Group held Thursday 28th October 2021 at 7.30pm

Present: Cllrs Tennant (Chair), Aldred, Bethune, Brown, Geach, Rodden, Varley

Also present: Jane Brushwood, to clerk the meeting
Bill Morgan, resident member
Oran McClusky, resident member

DEV21/40: Apologies for absence.

Apologies were received from Cllrs Rowland and Cllr Ward

DEV21/41: To receive any declarations of interests.

Cllr Aldred declared an interest as the Chair of the Management Committee for the Olney Youth Centre.

Cllr Tennant declared an interest as he lives adjacent to the Yardley Manor development.

DEV21/42: To approve the minutes of the meeting held on 27th September 2021

Resolved: that the minutes are approved.

DEV21/43: To review the proposed Minor Modifications to the Olney Neighbourhood Plan

Cllr Tennant would like the item to be taken to the next meeting.

Resolved: noted

DEV21/44: A further review of the Consultation Strategy to assist in the engagement of the Olney Community

The committee has already covered and implemented some items. It was noted that residents are not aware of what OTC are responsible for, the OTC website should indicate areas of responsibility for MKC, WC's and OTC and the website updated with some FAQs. It was also agreed that for future community consultations a dedicated link from the main OTC website and email address should be set up.

Resolved: Cllr Aldred proposed to adopt the Community Engagement Strategy, Cllr Varley seconded it, all members agreed.



DEV21/45: An update on Yardley Manor Development

Following the presentation at the last meeting from the design team on the community building, councillors had a busy Sunday morning at the Farmers Market discussing the plans with residents, where there were lots of positive comments.

Tentative discussions have been had with a local dance group who would be interested in renting the main hall who would perhaps be an “anchor tenant”. It was previously agreed that it should be a multipurpose building and not handed over to one group to monopolise. This was agreed and Cllr Tennant reminded the Group that the scheme was ostensibly being designed for a community that doesn't yet exist and the design needed to be flexible and adaptable.

Cllrs Geach and Tennant and Sarah had a meeting with MKC Planning and the Accent Housing Association who will be managing the affordable housing dwellings currently being built. Of the 75 affordable housing dwellings, 25% (or 19 dwellings) will be subject to the Local Connections Policy, where preferential occupancy is available to locals, as written into the Neighbourhood Plan, and these will have a lifetime covenant on them.

As part of the Community Engagement Strategy, Cllrs Geach and Tennant will hold a residents surgery on 18th November for local people in housing need to look at the detailed house plans and when they will become available. There are 19 affordable properties ranging from flats to 4/5 bed houses. MKC are obliged to fill these from their housing list, they will not just be sold if there is a slow take up. It was noted that no other Neighbourhood Plan in MK has secured a Local Connections Policy for their residents.

ODG meet monthly with the developers, focus has been on noise and disturbance, which will move as the development is occupied and building moves towards Aspreys. They have promised to respond to queries within 24 hours. They are aware that the flower turrets need to be rebuilt and have promised 2 new “Olney” signs. The phasing plan is on their website.

It was noted that the Olney Library are happy to have the Yardley Manor development boards displayed for public viewing and review as part of the Community Consultation and Engagement Strategy.



DEV21/46: Response to Aldi Pre-App Consultation

At the last meeting a sub-group was formed to research and prepare a technical and robust response to the planned Aldi planning application, including the need for improved pedestrian crossing points on the A509 (north and south of the Whirly Pit roundabout) and Drift Way. Issues to be researched include whether or not the proposal deviates from the adopted Neighbourhood Plan, what environmental issues should be sought from any future planning application such as solar panels, air source or ground source heat pumps and electric vehicle charging points.

Resolved: Cllr Aldred to lead on finalising the response

DEV21/47: To review Olney Development Group Projects and S.106 Tracker

There are 2 live projects, 1. Cobbs Garden Medical Facility in Austen Avenue seems to have stalled, despite MKC appointing a Development Manager to lead the project, MKC Officers are currently not responsive on the subject. It was agreed that Cllr Tennant to have a meeting with Dr Chris Herman to see if OTC can lend any support. 2. The imminently proposed application for an Astro turf multi use pitch at Ousedale School, OTC may be asked to help with an application for some S.106 monies to help fund part of the scheme.

When discussing the live S.106 Tracker, it was agreed that OTC should produce a guidance note to advertise the S106 process on the OTC website with a link to the live tracker which should also be available on the OTC website.

2022 ODG Budget. The budget needs to be set for the next financial year, although there is traditionally no spend from the ODG, going forward there will be a need a spend on advertising, leaflets, plans and professional consultants as the review of the Olney Neighbourhood Plan takes place. It was proposed to also explore grant funding from Locality, the government organisation set up to support Neighbourhood Planning.

Resolved: Cllr Tennant proposed to request £10k from the budget as this figure is already in the scheme of delegation, Cllr Geach seconded, all agreed

The meeting closed at 20:55