

# OLNEY TOWN COUNCIL



## Minutes of the meeting of Olney Town Council Planning Committee held on Monday 31<sup>st</sup> January 2022 at 7.00pm

**Present:** Councillors Trevor Aldred (Chairman), Chris Tennant, Deirdre Bethune, Dan Rowland  
Seven members of the public were present, they did not wish to make any comments  
Also Present Jane Brushwood to clerk the meeting

**PLA22/01:** Apologies for absence were received from Councillors Geach, Varley, and Ward.

**PLA22/02:** To receive any declarations of interests, none received.

**PLA22/03:** To approve the minutes of the meeting held on 29<sup>th</sup> November 2021

**Resolved:** minutes of the meeting held on 29<sup>th</sup> November 2021 were approved

**PLA22/04:** To receive an update from Mr Williamson of Angle Properties on the development of the land to the southwest of Warrington Road.

Mr Williamson confirmed that Angle Properties have submitted further applications and they are close to completing the infrastructure, roads, footpaths and service connections, he apologised for the road closures, they struggle to coordinate the utilities.

A Reserved Matters Planning Application, in respect of Plots B & C has been submitted. A Full Planning Application for Plot D, for a drive through Starbucks has also been submitted. Aldi have not yet fully committed but are likely to submit applications by the end of February. Aldi are happy to meet the council to answer any questions.

Cllr Bethune asked how the road infrastructure could be approved before approval of a food store which would bring a different use on the highway. Mr Williamson didn't see a problem but if MKC did, it would be addressed.

Cllr Tennant asked about plots B&C, Mr Williamson confirmed that they had been registered and out for consultation. The day nursery, Busy Bees, Starbucks and Aldi are not in contract yet, still under discussion. Aldi is very different to the original application, the right turn lane into the site coming into Olney accommodates 6-8 cars.

**PLA22/05:** To discuss 2 objection letters submitted to MKC 21/03434/FUL and 21/03569/FUL

Cllr Aldred retrospectively addressed the two objection letters written in the absence of a December meeting, which was cancelled due to ongoing advice from NALC.

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21/03569/FUL the drive through Starbucks attracted 183 objections on SM, while it is not an official platform for objections, the council are mindful of public opinion. Additionally, the application does not comply with policies, is contrary to the Olney Neighbourhood Plan and ER9 on the Plan MK.

21/03434/FUL the bungalow is outside the Olney Settlement Boundary and contrary to the Olney Neighbourhood Plan being a permanent dwelling in the open countryside.

**Resolved:** that the 2 objection letters are approved

**PLA22/06:** Applications for consultation from w/c 13 December 2021 – 24 January 2022

<b>a.</b>	<p><a href="#">21/03833/DISCON</a> 15 High Street, Olney, MK46 4EB, Approval of details required by conditions 3 (Schedule of Materials), 4 (Slate and Ridge Samples) and 5 (Door / Window Details) of permission ref. 20/02471/LBC</p> <p><b>Resolved:</b> No Comment</p>
<b>b.</b>	<p><a href="#">21/03801/NOTAGR</a> Olney Park Farm, Yardley Road, Olney, MK46 5EJ, Prior notification for the erection of an agricultural building with eaves of 4.55 metres and maximum height of 6.2 metres, length of 27.65 metres and breadth of 12 metres</p> <p><b>Resolved:</b> No Comment</p>
<b>c.</b>	<p><a href="#">22/00054/DISCON</a> 15 High Street, Olney, MK46 4EB, Approval of details required by conditions 3 (Schedule of Materials), 4 (Slate and Ridge Samples) and 5 (Door / Window Details) of permission ref. 20/02469/FUL</p> <p><b>Resolved:</b> No Comment</p>
<b>d.</b>	<p><a href="#">22/00008/NMA</a> Land To The South West of Warrington Road, Olney, Non-material amendment to permission ref. 20/03151/REM seeking changes to add grilles to proposed elevations, the inclusion of a mansafe system to roof plans, amendments to PV layout &amp; roof light layout, amendments to retaining wall extent, the inclusion of gas GRP, amendments to footpath kerb to entrance of car park, the inclusion of EV Charging points &amp; location of landlord's electricity supply to proposed layout plans.</p> <p><b>Resolved:</b> No Comment</p>
<b>e.</b>	<p><a href="#">21/03847/FULMMA</a> Land To The South West of Warrington Road, Olney, Variation of condition 1 (Approved plans) attached to planning permission ref. 20/03151/REM seeking approval of reserved matters (appearance, landscaping, layout and scale) pursuant to planning permission ref. 17/03335/OUT, subsequently amended by planning permission ref. 21/02608/FULMMA for development comprising B1, B1(c), and B8 uses (Phase A)</p> <p><b>Resolved:</b> No Comment</p>
<b>f.</b>	<p><a href="#">22/00003/FUL</a> 104 Dingleberry, Olney, MK46 5HA, The erection of a single storey side extension and block paving to front garden (revised proposal following the refusal of application ref. 21/03239/FUL</p> <p><b>Resolved:</b> To comment, no objection to the extension but to comment on the concern to the surface water run off from the driveway and request they use sustainable drainage.</p>
<b>g.</b>	<p><a href="#">21/03367/FUL</a> 124 Weston Road, Olney, MK46 5BH, Construction of a 3-bedroom dwelling attached to No.124 involving demolition of detached garage/conservatory,</p>

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associated modification and landscaping of existing house and grounds, and new vehicular access from Weston Road to serve the existing and proposed dwellings.

**Resolved:** To Object on two points, the dwelling is not in keeping with the area that is characterised by semi-detached properties, additionally, none of these have vehicular access at the front, only from the rear of the properties, this would create a vehicle / pedestrian conflict.

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**PLA22/07: Recent decisions from MKC**

Noted.

The meeting closed at 7.50pm