

OLNEY TOWN COUNCIL



Minutes of the meeting of Olney Town Council Development Committee held on Monday 29th January 2024 at 7pm

Present: Cllrs Tennant (Chair), Bethune, Cooper, R. Hall, Prosser, Rowland and Tyler

Apologies: Cllr Rodden

Absent: None

Also present: Rob Mungham (Deputy Town Clerk) and 15 members of the public

Public forum: 4 members of the public registered to speak and address the committee before the meeting.

A resident of West Street spoke regarding the planning application for the proposed development of dwellings on the site of St. Joseph's Convent, citing his concerns over re-development of a perfectly serviceable and structurally sound building. They also spoke of concerns regarding the amount of additional traffic this development would cause, both during and after construction.

A resident of Dartmouth Road spoke regarding the planning application for the proposed alterations at Amaya restaurant, which his property shares a boundary with. His concerns included the amount of noise pollution and associated smells caused by food production which is already a problem, increasing under the current proposal. He also spoke of concerns regarding increased traffic, parking problems and pedestrian safety. He also wanted the committee to be aware that he believed some alterations, including installation of alternative gas supply, had taken place prior to the planning application.

A resident of Yardley Road spoke objecting to the Amaya restaurant planning application, sharing the previous resident's concerns regarding noise pollution, parking and pedestrian safety. He also raised the prospect of increased littering around the site, which could also impact on the mental health of nearby residents. He then spoke about how disappointing it would be should the exterior of the property be changed significantly, specifically the frontage, with any new signage, especially as the property has listed building status and is situated within a conservation area. The resident urged the council to do what it could to retain the building in its current state.

Another resident of Yardley Road also spoke regarding the Amaya restaurant planning application, echoing concerns made previously about the building's location within the conservation area and how the proposed alterations could impact negatively on the visual impact of the building. She also referred to the history of the building and the land immediately outside the front of the property, The Knoll, and how this should continue to be maintained in its current state. She raised the concern of residents being less able to access the electric vehicle charging points to the front of the property, should more frequent delivery and collection vehicles be stopping there, as well as agreeing with the concerns of previous residents regarding potential parking problems and pedestrian safety, and the associated noise pollution and food production smells that such a proposal would likely cause.

DEV24/1/1: To receive any apologies for absence

Resolved: Apologies received from Cllr Rodden

DEV24/1/2: To receive any declarations of interest

Resolved: Cllr Rowland declared an interest in agenda items 9 (parts g and h) as a resident of Yardley Road, near to the Amaya restaurant

DEV24/1/3: To approve the minutes of the Development Committee meeting held on 18th December 2023

Resolved: Cllr Bethune proposed and Cllr Prosser seconded that the minutes are approved. All voted in favour

Signed: *Cllr Chris Tennant - 26th February 2024*

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DEV24/1/4: To inform committee of an alleged breach of planning control at 30 Dartmouth Road, Olney, MK46 4BH

Resolved: Noted

DEV24/1/5: To receive an update on the alleged breach of planning control at 63 Weston Road, Olney, MK46 5BE

Resolved: Noted

DEV24/1/6: To inform committee of an alleged breach of planning control at Amaya Restaurant, Yardley Road, Olney, MK46 5DX

Resolved: Noted

DEV24/1/7: To receive an update on a grant funding application for the Neighbourhood Planning Support Programme

Resolved: Cllr Tennant reported on the ongoing discussions with government's agent, Locality, being successful in gaining two technical support packages, as well as submitting a grant application for £1500, to recover costs incurred for the printing of the recent public consultation questionnaire. Panel hearing of Locality's grant committee due later this week. Further update to follow at February's Development Committee meeting. Further grant funding applications can be made in the 2024/25 financial year

DEV24/1/9: Applications for consultation from w/c 11th December 2023 to 23rd January 2024

G - [23/O2913/LBC](#) | Listed Building Consent for the subdivision and change of use of part of the ground floor of the existing restaurant (Class E) to hot food takeaway (Sui Generis), external plant, ventilation and extraction equipment, minor external alterations and Listed Building Consent for external and internal alterations | Amaya Restaurant Yardley Road Olney MK46 5DX

Resolved: Object

H - [23/O2912/FUL](#) | Subdivision and change of use of part of the ground floor of the existing restaurant (Class E) to hot food takeaway (Sui Generis), external plant, ventilation and extraction equipment, minor external alterations and Listed Building Consent for external and internal alterations | Amaya Restaurant Yardley Road Olney MK46 5DX

Resolved: Object

B - [23/O2713/FUL](#) | Demolition of care home, Marian House and ancillary structures and the erection of 11 dwellings with associated parking, access from West Street and associated works | St Josephs Convent 33 West Street Olney Milton Keynes MK46 5HH

Resolved: Object

Cllr Bethune proposed and Cllr Tennant seconded, that Olney Town Council submit a request to Milton Keynes City Council for a tree preservation order to be put in place for the lime trees on Long Lane. All voted in favour.

A - [23/O2813/DISCON](#) | Approval of details required by condition 9 (Archaeological Works) of permission ref. 22/00353/FUL | 1 Worcester Way Olney Milton Keynes Milton Keynes MK46 5GP

Resolved: No comment

C - [23/O2869/TCA](#) | The felling of Weeping Ash (T1). The crown lifting over the entrance to 4.5m, prune to allow 2m clearance of the building, the removal of basal epicormic growth and removal of major deadwood of Lime (T3) | Dagnall House Stanley Court Olney MK46 5NH

Resolved: Support with conditions

Signed: *Cllr Chris Tennant* - 26th February 2024

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D - [23/O2892/FULM](#) | Variation of condition 1 (approved drawings) seeking to agree the construction details adjacent to the existing hedgerow along the northern boundary (relating to permission ref. 21/O2727/FULMMA Variation of condition 1 (Approved List of Drawings) of permission ref. 21/O0301/FUL demolition of existing dwelling and erection of 3 no dwellings with associated parking) | 11 Beech Avenue Olney MK46 5AE

Resolved: No comment

E - [23/O2888/CLUP](#) | Certificate of Lawfulness for proposed single storey side (east) extension, ground floor rear extension, first floor rear extension, demolition of side (west) extension, new porch extension to side (west) elevation and demolition of chimney and internal chimney stacks/fire places | Olney Park Farm Cottage Olney Park Farm Yardley Road Olney MK46 5EJ

Resolved: No comment

F - [23/O2855/LBC](#) | The retention of the pergola (retrospective) | The Swan Inn And Bistro 12 High Street South Olney MK46 4AA

Resolved: Support

N - [23/O2854/FUL](#) | The retention of the pergola (retrospective) | The Swan Inn And Bistro 12 High Street South Olney MK46 4AA

Resolved: Support

I - [24/O0026/NOTTEL](#) | 28 day notification for the proposed installation of FTTP Virgin Media cabinet: 535mm (W), 315mm (D), 985mm (H) | Communication Cabinet Spinney Hill Road Olney

Resolved: No comment

J - [24/O0035/NOTTEL](#) | 28 day notification for the installation of FTTP Virgin Media cabinet | Communication Cabinet Flaggs Meadow Olney

Resolved: No comment

K - [24/O0032/HOU](#) | Proposed loft conversion including front rooflights and rear dormer | 4 Chantry Rise Olney MK46 5FE

Resolved: No comment

L - [23/O2737/HOU](#) | The erection of a first floor rear extension. Installation of a new side window to the first floor. | 25 Hollow Wood Olney MK46 5LY

Resolved: No comment

M - [23/O2782/DISCON](#) | Approval of details required by condition 3 (Landscaping) of permission ref. 23/O0635/FUL | 9 High Street South Olney MK46 4AA

Resolved: No comment

O - [23/O2914/HOU](#) | The erection of a front porch extension | 67 Hollow Wood Olney MK46 5LZ

Resolved: No comment

P - [24/O0039/DISCON](#) | Approval of details required by conditions 6 (Cycle Parking), 7 (EV Charging) and 8 (Bin Storage Details) of permission ref. 22/O2012/FUL | 4 Osier Way Olney MK46 5FP

Resolved: No comment

Signed: *Clr Chris Tennant* - 26th February 2024

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Q - [24/00064/DISCON](#) | Approval of details required by condition 13 (materials) of permission ref. 22/00353/FUL | 1 Worcester Way Olney Milton Keynes Milton Keynes MK46 5GP

Resolved: No comment

R - [24/00073/HOU](#) | Two storey rear extension with gable dormer, infill existing canopy to create porch, new first floor window and connect garage rooves including new roof lights and provide bin storage below. (resubmission of 23/01375/HOU) | 57 Midland Road Olney MK46 4BP

Resolved: No comment

S - [24/00093/DISCON](#) | Approval of details required by condition 27 (Site Waste Management Plan) of permission ref. 22/00353/FUL | 1 Worcester Way Olney Milton Keynes Milton Keynes MK46 5GP

Resolved: No comment

DEV24/1/8: To receive an update on responses to the Olney Neighbourhood Plan public consultation

Resolved: Summary of responses received and noted. Council staff to work with Cllr Tyler to further collate and present the responses in a single document to form part of a Consultation Statement

DEV24/1/10: Recent decisions from MKC

Resolved: Decisions noted

DEV24/1/11: To receive an update on any S106 applications and projects

Resolved: Rob Mungham reported that some minor snagging issues related to recent refurbishment of The Olney Centre had been identified and resolved. Cllr Tennant reported that a recent youth football training session in icy conditions on the resurfaced MUGA had proved very satisfactory, following the final non-slip surface being added before the winter weather.

The meeting closed at 8.44pm

Signed: *Cllr Chris Tennant* - 26th February 2024