

Action & Decision Log



Bovis/Taylor Wimpey Development Olney – Consortium Group Meeting

30 April 2021 (via MS Teams)
10:00-11:00

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| Attendees: | Myles Joyce (Chair – Milton Keynes Council), Elizabeth Verdegem (Team – Development Management – Milton Keynes Council), Victoria Southern (Associate Technical Director, Bovis Homes), Keith McLean (Councillor, Milton Keynes Council), Peter Geary (Councillor, Milton Keynes Council), Richard Crick (Taylor Wimpey), Andrea Vincent (Clerk – Olney Parish Council), Christopher Tennant (Olney Parish Council), Carl Beckett (Resident, Olney), Duncan Goodes (Resident, Olney), Peter Sutton (Director, Sutton Land Development), John Emerson (Sutton Land Development) |
| Guests: | N/A |
| Apologies: | Christopher Walton (Principal Planning Officer, Milton Keynes Council), David Hosking (Councillor, Milton Keynes Council) |
| Note taker: | Andrea Marks (Milton Keynes Council) |

| Item No | | |
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| 1. | Notes from last meeting held on 1 April 2021 and matters arising | |
| | <p>The actions and decision log of the consortium meeting held on 1 April 2021 were approved as a correct record.</p> <p>Matters arising: Update on action from meeting of 1 April 2021: Communication General – website to be updated more frequently, including overview of timelines on planned works going forward as far as possible. Victoria Southern advised the website had been continually updated since the last meeting on works undertaken. Christopher Tennant asked for the programme of the scheduled events to be added to the website as per the agreement at the last meeting.</p> <p>Action: Peter Sutton to arrange for the website to be updated with the programme of events this month.</p> <p>Update on action from meeting of 1 April 2021 to consider storage location of minutes/actions of meetings for public information Myles Joyce suggested that Bovis store the minutes on their website for public information as Bovis had confirmed they were happy to do this. Chris Tennant</p> | PS |

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| | <p>advised that due to Olney Town Council having an open data policy they would be more than happy to share the link and store on the OTC website. Keith McLean felt the master copy should be held by Milton Keynes Council due to governance procedures. It was recommended the information could also be shared on the developer website for residents to access.</p> <p>Action: Myles Joyce to escalate for confirmation on storage and to provide the outcome at the next meeting.</p> <p>Update on action from meeting of 1 April 2021 on exploring if works on utilities can be more co-ordinated to minimise road closures. Victoria Southern advised they do try and co-ordinate but due to the utilities companies being statutory authorities it is not always possible to get companies on site at the same time. Keith McLean asked if Anglian Water would be carrying out works as planned on 3 May as this would be the third time works had been planned. This would also prevent further roads closures if the work is not going ahead.</p> <p>Keith McLean asked if Bovis could assist and liaise with Anglian Water to help local businesses on Stilebrook Road allowing access during the road closure.</p> <p>Action: John Emerson to liaise with Anglian Water to make a request allowing local businesses to have access to the area during the road closures.</p> | <p>MJ</p> <p>JE</p> |
| <p>2.</p> | <p>Conditions Discharge</p> | |
| | <p>Victorian Southern updated the consortium as follows:</p> <ul style="list-style-type: none"> • The updated tracker has been circulated to the group. • Currently in the same position as last month with the last bit of the archaeological report to close out condition 21. • The secure by design will be checked once the show homes open. • The conditions discharge of the reserved matters has been received. | |
| <p>3.</p> | <p>Draining/Tree Hedge Works and Issues Arising</p> | |
| | <p>Myles Joyce advised it was agreed at the last meeting letters would be sent out to residents of the North of the site at Yardley road.</p> <p>John Emerson provided an update since the last meeting:</p> <ul style="list-style-type: none"> • Works carried out had gone well. • Tree officer had visited the site during the installation of the drainage. • Tree officer is due to visit the site on 6 May to review the area again • Feedback is it went very well. <p>Andrea Vincent commented on the description of the trees as this was not correct and should be described as an overgrown hedge rather than a tree. Duncan Goodes added he has two mature trees and enquired about the re-landscaping once the footpath has been put in and if it is possible for residents to get involved with the plans on replanting to cover the lost screening?</p> | |

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| | Action: Myles Joyce to continue liaising with Stephen Narborough. John Emerson added these comments would be taken on board for further discussion. | JE/MJ |
| 4. | Other Construction Related Matters | |
| | <p>Christopher Tennant talked about the future footpath and no consultation with residents taking place due to it falling under highways and not being part of the development. Can residents have access to a drawing providing an outline of the path and for residents to be involved on the loss of hedging to ensure the space is restored?</p> <p>Action: John Emerson advised we are not in a position yet to advise on what is going to be replaced. However, he will meet with Jason Callow from PDG (landscaping contractor) and will come up with a proposal on what can be done.</p> <p>Victoria Southern added the works are off site and residents do not get consulted. The section 278 (drawings) can be added to the website too but not done via a planning route. It was noted there had been a lack of discussion between Bovis and Highways which is now being resolved.</p> <p>Action: add section 278 drawing to developer website.</p> <p>Christopher Tennant enquired if there will be a litter and dog bins in the plans? It was noted there are no plans for these to be added and this would need to be arranged separately via Milton Keynes Council and Olney Town Council.</p> <p>Actions:</p> <ul style="list-style-type: none"> • Myles Joyce to refer request to the Waste Team at Milton Keynes Council. • Andrea Vincent to put forward a request for dog bins to the new council when it convenes (noted there is a cost associated with this request) <p>Andrea Vincent requested that the gun turrets are reinstated.</p> <p>Action: Victoria Southern to arrange for the relocation once the footpath has been done.</p> <p>Christopher Tennant asked for an update on the programme of works on a phased basis for the section 278 works undertaken in Asprey to deliver the new pedestrian crossing and footpaths. Victoria Southern provided an update as follows:</p> <ul style="list-style-type: none"> • Phase 1 access to development will be completed once the Anglian Water works has taken place. • Junction work is being undertaken at present for access. • Legal approval received for both phases for works to be programmed in which is likely to take place during the summer holidays this year (Aspreys length taking place whilst schools are closed). • The consortium will be informed of the road closure dates once received from highways. | <p>JE</p> <p>VS</p> <p>MJ AV</p> <p>VS</p> |

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| | <ul style="list-style-type: none"> • Hall Road – an order has been signed off and placed for the acoustics fencing. It was noted there is no impact on hedge behind (slow growth only). • Construction route - contractors have been told not to open/start work before 8am in line with construction management hours and close at 6pm. • The construction site teams will use the road in the main development and people will be brought through this route until construction begins. This is currently closed due to site access works and will reopen on Tuesday 4 May. The route will be marshalled each end to ensure it is managed. Noted that the local farmer does have access to the site and has a legal right to access. <p>Carl Beckett flagged that Hall Road has been used by heavy plant equipment and would like this to stop immediately. Many complaints had been received from residents about the gusts coming off the site causing asthma flare ups and cars getting covered in dust. Can anything be done to mitigate these issues?</p> <p>Action: John Emerson has taken comments on board and will look at way to mitigate.</p> <p>Carl Beckett asked if acoustic board could also be put up along Asprey road?</p> <p>Action: additional screening to be reviewed at site visit 4 May.</p> <p>Carl Beckett raised concern on the site being accessed out of the agreed hours (7am). This has been raised repeatedly with the developer, but it never seems to stop. The consortium agreed to meet with the construction Directors to resolve and to take steps to see if there are any enforcement breaches. It would also be helpful for the Directors to explain what happens during the day and what constitutes construction work and what is a breach.</p> <p>Action: Peter Sutton to escalate to Directors and to arrange a meeting with the consortium in the next couple of weeks. (post meeting note – meeting took place 20 May)</p> <p>Chris Tennant suggested installing a noise monitor at his property to monitor activities. Keith McLean proposed that that Myles Joyce contacts Environmental Health to see if they can provide a device.</p> <p>Action: Myles Joyce to contact Environmental Health to enquire about a device.</p> <p>Carl Beckett enquired if the site has a Gatekeeper. Victoria Southern confirmed M&J are responsible for locking up the site and will raise this again to monitor activity.</p> <p>Action: Victoria Southern to raise hours of access site management.</p> | <p>JE</p> <p>VS/JE</p> <p>PS</p> <p>MJ</p> <p>VS</p> |
| 5. | AOB | |
| | <p>Complaint Christopher Tennant flagged to Myles Joyce the Town Council had received a complaint from a resident at Swallow Close which was sent to Milton Keynes Council from Andrea Vincent on 19 April. The complaint covered a number of</p> | |

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| | <p>items building works, hours of use, parking of vehicles on the highways, effects of road closures, road sweeper using Swallow Road as a turning head, lack of speed of vehicles exiting and entering site and amount of vehicles that get stacked up on Yardley road causing blockages and a request for double yellow lines.</p> <p>Action: as a number of issues fall outside of planning, it was agreed that the complaint should be forwarded to Keith McLean (providing permission is granted by the resident) to champion a response from Milton Keynes Council across the various services.</p> <p>Outline of works for the next three months Myles Joyce asked Bovis for an outline of the works planned for the next three months. Victoria Southern confirmed the following:</p> <ul style="list-style-type: none"> • Bovis is going on sale this weekend and that Taylor Wimpy is currently on sale. • Acoustic fence – has been ordered and awaiting delivery. • Volume of heavy traffic will diminish over the next three months. • First occupation by new owners in June/July this year. • Construction of 278 access and will finish once utility services have been installed. <p>Action: Provide consortium with an update following site meeting next week. In addition to this, publish on the website for residents to view.</p> <p>Next meeting date Proposed date of next meeting is 28 May. <i>(post meeting note – it was agreed at the meeting between the consortium and developers on 20 May the next meeting would be held on 11 June).</i></p> <p>Boundary issue on hedging Christopher Tennant wanted to know who was responsible for maintaining trees at Milton Keynes Council as he has been trying to resolve an issue with boundary hedging. Andrew Vincent added that Olney Town Council will be setting up a tree survey on a rolling programme in conjunction with Milton Keynes Council.</p> | <p>AV/KM</p> <p>JE/ PS</p> |
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Next meeting:
Friday 11 June, 10am (via MS Teams)