



**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE
OF AYLESBURY TOWN COUNCIL HELD THROUGH THE ZOOM VIDEO
CONFERENCING SYSTEM ON MONDAY 1 FEBRUARY 2021 AT 7.00 p.m.**

Present: Councillors: M. Willis (Vice Chair)
A. Morgan
G. Wadhwa
T. Dixon

Officer Present: Jane Eden (Committee Clerk)

There were three members of the public in attendance

The Chairman called the meeting to order at 7.00pm

1 APOLOGIES

Apologies were received, and accepted from Cllr Hunter Watts (Work commitment), Cllr White (Work commitment) and Cllr Lloyd (Council Business)

RESOLVED: To receive and accept the reasons of absence.

2. DECLARATIONS OF INTEREST

None

3. MINUTES

RESOLVED: that the minutes of the meeting held on 25 January 2021 be accepted as a true record and signed by the Chairman.

4. PUBLIC PARTICIPATION

Member of the public spoke regarding application 20/04373/APP. The committee asked question and made note of information received.

5. PLANNING APPLICATIONS

20/03888/APP Single storey front and rear extension at
189 Prebendal Avenue

RESOLVED: Aylesbury Town Council has no objection to this application.

20/04160/APP Single storey rear and side wrap around extension with
depth of 4m at the rear to retain a side passage at
83 Grenville Road

RESOLVED: Aylesbury Town Council has no objection to this application.

20/04409/APP Single storey front extension at 8 Priory Close

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00080/APP Single storey front extension at 10 Arundel Green

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00081/APP Variation of condition on application 17/04819/AOP relating to amending the wording of Condition 18 relating to the flood risk assessment at Westonmead Farm Aston Clinton Road Weston Turville

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00093/BED Erection of a front boundary fence consisting of 2ft high by 6 foot length larch lap panels at 17 Dorset Place

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00100/APP Single storey rear extension and insertion of new side facing window at 38 Greensleeves Drive

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00110/APP Single storey front extension (Retrospective) at 43 Savernake Road

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00115/APP Erection of 3 no. single storey extensions to existing children's day care nursery (post 2020 use Class E) at The Willows Day Nursery Stoke Mandeville Hospital

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00117/APP Single storey front extension at 30 Welbeck Avenue

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00120/APP Single storey outbuilding for domestic storage and home office at 12 Devereux Place

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00129/APP Variation of condition 7 relating to application 19/01732/ADP to amend tile specification at Kingsbrook Village 3 (sub Phase 3.5) South of Bellingham Way

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00145/APP Proposed loft conversion with front and rear dormers at
14 Archer Drive

RESOLVED: Aylesbury Town Council object to this application on the basis of neighbours concerns for their amenities. There appears to be no significant changes to the design that will have a material effect in resolving these issues.

The scale and siting of the rear dormer would appear incongruous with neighbouring dwellings and would have a detrimental effect. The proposed development will result in the overlooking into rear gardens and first floor windows of neighbouring properties. Therefore, the proposal is contrary to policy GP.8 of the Aylesbury Vale District Local Plan and contrary to the National Planning Policy Framework.

21/00166/APP Two storey side and rear extension, single storey rear
extension, new dormer and associated internal
alterations at 68 Clinton Crescent

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00172/APP Two storey front, side and rear extensions and loft
conversion at 59 Camborne Avenue

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00180/APP First floor and single storey side and front extensions
with internal alterations at 2 Sheffield Drive

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00190/APP Garage conversion to habitable accommodation,
remodelling of front porch with new bay window and
single storey rear extension at 74 Ramworth Way

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00201/APP Proposed single storey rear extension and loft
conversion including rear dormer and associated internal
alterations at 22 Provis Wharf

RESOLVED: Aylesbury Town Council has no objection to this application.

21/00212/BED Single storey rear extension at 104 Limes Avenue

RESOLVED: Aylesbury Town Council has no objection to this application.

20/04373/APP Change of use from B1 (A) office to proposed "sui generis" house in multiple occupation (11 bedrooms) and conversion of rear retail area into two flats | Buckinghamshire Community Foundation Foundation House 119A Bicester Road

RESOLVED: Aylesbury Town Council object to this application as it is over development of the site and will have a detrimental impact on the neighbouring residents. The proposal is contrary to policy GP.8 of the Aylesbury Vale District Local Plan and contrary to the National Planning Policy Framework.

The committee also has concerns regarding the design of the kitchen, living and recreational space for the development and there being very little outside space for those that would potentially be using this development.

6. **FEEDBACK ON PLANNING APPLICATIONS**
LIST OF DECISIONS BY BUCKINGHAMSHIRE COUNCIL IN
RESPECT OF RECENT PLANNING APPLICATIONS
PLAN REF. NO.

20/00127/APP Approval for the demolition of garages and erection of four flats at garages adjacent to 8 Eastern Street

20/00663/APP Approval for single storey side extension at 1 Megdale Place

20/01095/AOP Refusal for outline Planning Application for 2 dwellings at Land to Rear Of 17 And 19 Lee Road

20/02393/APP Approval for single storey front extension at 6 Turner Close

20/02632/APP Approval for third floor roof extension to create 4no. residential units, (2x 1-beds and 2x 2-beds), together with vehicle and cycle parking at 1-12 Bishops Walk

20/03058/APP Refusal for erection of 1.8m side fence and 1.7m front fence and gate at 234 Tring Road

20/03222/ACL Certificate issued for the proposed erection of an outbuilding in rear garden at 183 Meadowcroft

20/03561/APP Approval for removal of existing extensions, erection of two storey rear extension, erection of new two storey flats, and associated landscaping (amendment to approval 18/00189/APP) at 79 Meadowcroft

20/03628/APP	Conditional permission for change of Use of Premises from retail (A1) to Tuition Centre (Use Class D1) with ancillary retail sale of education books (Use Class A1) at Ethel Austin 47 High Street
20/03639/APP	Conditional permission for one and a half storey front/side extension at 3 Welland Road
20/03769/APP	Conditional permission for single storey rear extension at 90 Fowler Road
20/03827/APP	Conditional permission for two storey front and part single part two storey rear extension at 111 Priory Crescent
20/03855/APP	Conditional permission for removal of conservatory and erection of single storey rear extension at 32 Turnfurlong
20/03870/APP	Conditional permission for part two storey part single storey rear extension, first floor side extension, storeroom conversion and a single storey front/ side (replacement) extension to the existing dwelling at 32 Como Road
20/03906/APP	Approval for change of use from Class E (formally A1) to Sui Generis (formally A5) and erection of flue to rear at Kingsbury House 2 George Street
20/03909/APP	Conditional permission for two storey side and rear extension, single storey rear extension and single storey front/side extension bringing forward the new side room at 61 Turnfurlong
20/03937/APP	Conditional permission for replacement of timber-framed windows (retrospective) at 12A Buckingham Street
20/03938/ALB	Listed building consent for replacement of timber-framed windows (retrospective) at 12A Buckingham Street
20/03961/APP	Conditional permission for first floor extension above existing garage and single storey rear extension at 24 Dorset Place
20/03963/ACL	Certificate of Lawful Development for the proposed loft conversion including a hip to gable roof extension and the insertion of rooflights on the front and rear roofslopes at 353 Tring Road

20/03973/ALB	Listed building consent for replacement of an existing single glazed timber framed window and new internal box enclosure for display at Town Hall Arches Market Square
20/03974/APP	Conditional permission for two storey side and single storey rear extension, front canopy, rear dormer window and external alterations at 49 Abbey Road
20/03983/APP	Conditional permission for removal of existing conservatory and erection of a single storey rear extension and alterations to rear elevation at 8 Westmorland Avenue
20/03999/APP	Conditional permission for single storey front, side and rear extensions including conversion of garage to habitable room with front facing window at 70 Wendover Road
20/04018/APP	Conditional permission for single storey rear extension at 27 Ramworth Way
20/04022/ACL	Refusal for a Proposed single storey rear extension and loft conversion including rear dormer and associate internal alterations at 22 Provis Wharf
20/04049/ACL	Certificate of Lawful Development for conversion of existing loft void with flat roof dormer to rear and roof lights to front at 19 Barnsbury Avenue
20/04072/APP	Conditional permission for erection of attached garage to side of dwelling and creation of new vehicle crossover at 11 Bodiam Close
20/04108/HPDE	Prior approval not needed for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.9m at 48 Belgrave Road
20/04190/HPDE	Prior approval not needed for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3m, and for which the height of the eaves would be 3m at 112 Belgrave Road

20/04202/ADM No objection to the dismantling of redundant gas holder and associated structures at British Gas Plc Gas Storage Site Gatehouse Close

20/A2565/DIS Requirements satisfied for details pursuant to Conditions 3 and 4 (extraction ventilation) relating to Planning Permission 20/02565/APP at 80 - 82 Cambridge Street

7. **PLANNING APPLICATION CALL IN PROCESS**

This discussion has been postponed until the next meeting.

8. **CHAIRMAN'S COMMUNICATIONS & CORRESPONDENCE**

Temporary Traffic Regulation order for Cambridge Street AV.2021.263 was noted and information distributed.

9. **DATE OF THE NEXT MEETING**

The date of the next meeting was noted as Monday 15 February 2021 at 7 p.m.

The Chairman closed the meeting at 7.58 p.m.

Signed: _____

Date: _____