



**AYLESBURY**  
TOWN COUNCIL

Minutes of the Planning & Licensing Committee held on  
Monday 5 December 2022, in the Council Chamber, Aylesbury Town Hall,  
5 Church Street, Aylesbury HP20 2QP  
at 7pm.

The Chairman called the meeting to order at 7pm.

In the Chair: Cllr Mark Willis

**Councillors**

M. Azam      A. Sherwell      C Hendren

**Officer:**      Jane Eden (Committee Clerk)

- 1      **Apologies received from**  
Cllr Hussain (Prior commitment)  
Cllr Hunter Watts (Work Commitment)
2.      **Declarations of interest**  
None
3.      **Minutes**  
**Resolved:** that the minutes of the meeting held on 21 November 2022 be accepted as a true record and signed by the Chairman.
4.      **Public participation**  
There was one member of the public present. They addressed the committee regarding the proposed design for Kingsbury Square and the concerns they have regarding this application. The committee listened and noted the concerns.
5.      **Planning application**  
22/03083/APP      Householder application for proposed garden room at 23 Stonehaven Road

**Resolved:** Aylesbury Town Council object to this application as it is over development of the site. The proposed, if allowed, would set a precedent and would ultimately have a detrimental effect for the neighbours and surrounding residents.

22/03412/APP Householder application for erection of garage and attached ancillary outbuilding at 9 Cromwell Avenue

**Resolved:** Aylesbury Town Council has no objection to this application

22/03771/APP Householder application single storey rear extension at 6 Westmorland Avenue

**Resolved:** Aylesbury Town Council has no objection to this application

22/03793/APP Erection of a B8 warehouse adjacent to the existing building to accommodate 3 separate storage units with associated welfare facilities, reconfiguration of the car park layout with associated external works for additional parking and new boundary treatments at Ertone Plastics Limited Unit 3 Telford Close

**Resolved:** Aylesbury Town Council has no objection to this application

22/03802/APP Householder application for proposed replacement of lean to roof with flat roof with EPDM finish at 13 Queen Street

**Resolved:** Aylesbury Town Council has no objection to this application

22/03828/APP Householder application for alterations to driveways replacement of concrete with block paviments and installation of surface water drainage featuring linear drainage channels and associated works (retrospective) at 122 and 124 Rowland Way

**Resolved:** Aylesbury Town Council has no objection to this application

22/03863/APP Installation of electric awning at McDonalds Restaurants Ltd 24 High Street

**Resolved:** Aylesbury Town Council has no objection to this application

22/03867/APP Householder application for two storey side, part single part two storey rear and front porch extension at 3 Cottesloe Road

**Resolved:** Aylesbury Town Council object to this application as it is over development and out of character for the site.

22/03890/APP Demolition of former medical centre to provide 26 affordable dwellings at Meadowcroft Surgery Jackson Road

**Resolved:** Aylesbury Town Council object to this application. The access in and out of this development onto Belgrave Road is of great concern and will have a huge detrimental effect on the surrounding roads. Aylesbury Town Council regret that the site is not to be retained for social purposes. The Town Council would like to have further information regarding whether the housing is affordable housing or social housing. If this application is given permission, Aylesbury Town Council would ask that a condition be placed to restrict construction traffic within school traffic hours.

22/03899/APP Householder application for single storey front extension at 48 Fairfax Crescent

**Resolved:** Aylesbury Town Council has no objection to this application

22/03942/AAD Display of commemorative plaque at 6 The Exchange, Exchange Street

**Resolved:** Aylesbury Town Council has no objection to this application

22/03949/APP Householder application for first floor side extension at 7 Redwood Drive

**Resolved:** Aylesbury Town Council has no objection to this application

## 6. Bucks CC Sports and Social Club Planning application

Aylesbury Town Council planning and Licensing committee objects to application 22/03709/AOP for the following reasons.

### **Land use, loss of much needed recreation land**

Aylesbury and the wider vale suffers from a lack of good quality sports facilities, the loss of this land would further exacerbate this dismal situation for our current and future residents of the expanding towns.

The Aylesbury Vale local football facilities plan recognises this fact, in the lower road area there are plans for 2 large developments AGT 1 & 2, these developments do nothing to address this need, this is on top of the already extensive developments along Lower Road.

The idea of developing the sports facilities at Walton Court simply does not meet the additional need that this and other housing developments has created, it is still a loss of sports facilities and it is not appropriate for the income from land sale in Stoke Mandeville Parish to be used to fund an Aylesbury Special Expenses item.

The loss of Bucks Sport and Social Club means that there is no public green space between Cottesloe Park and Eskdale Community Centre, a distance of almost exactly 2km in a straight line.

### **Affordable Housing & Social Housing**

The idea of 30% affordable housing is welcome, but we should not forget that this land is publicly owned, it was used for the public good until Buckinghamshire CC closed it and excluded the people from using it, Aylesbury has been expanded massively over the decades, despite this development the waiting list for social housing has not moved, we still have thousands of people and families waiting for truly social housing.

To use this land truly in the public interest, if, regrettably, permission is given for any housing, Aylesbury Town Councils Planning and Licensing committee would like to see that development be 100% social housing, that way this development would actually be in the public interest and for the benefit of those most in need.

### **Infrastructure**

Education, health & transport, all of these essential public services are under pressure due to the developments in and around Aylesbury, the local GPs surgery is struggling, the local primary schools are full, Lower Road is a blue light route for Ambulances transporting patients to both Stoke Mandeville Hospital and High Wycombe, until the road improvements are actually in place and open, the transport connections are not satisfactory.

This area like many in Aylesbury suffers from omission, in this case there is a singular lack of any community space, this development removes the only prospect of a community centre in the area, we believe that a community centre should be a central part of this development should it be granted permission by the Buckinghamshire Council, this would be an investment in the community and a benefit for generations to come. The application is surrounded by Stoke Leys Estate, Wescott Estate, the new Hospital Estate and the new building off Lower Road - some 1,600 houses. If these were being built together then a community centre facility would be required. This one should be retained

### **Conclusion**

Aylesbury Town Councils Planning and Licensing Committee OBJECTS to application 22/03709/AOP.

The application removes sport and social facilities already in the area, and the prospect for replacing them, the alternative facilities are simply not good enough because it still removes a facility, the application does nothing for Social Housing provision in the area, puts further strain on services such as education and health, puts further strain on transport infrastructure, it cannot in any way be described as sustainable.

7. **Feedback on planning applications of decisions by Buckinghamshire Council in respect of recent planning applications plan ref no.**

22/03370/CPL	Certificate of permitted development for hobby workshop/shed at 180 Churchill Avenue
22/03269/APP	Approval for internal changes to create two additional bedrooms within an existing HMO. Increasing capacity from 6 to 8 bedrooms at 14 Bicester Road
22/03250/APP	Conditional permission for erection of rear conservatory at 134 Mandeville Road
22/03242/APP	Conditional permission for demolition of single storey side extension and erection of two storey side extension at 21 Cumberland Close
22/03084/ALB	Listed building consent for repair works to perimeter wall at H M Youth Custody Centre Berton Road
22/03044/CPE	Certificate of permitted development for existing use for retention of a one storey outbuilding to support emergency dept at Stoke Mandeville Hospital Mandeville Road
22/02982/CPL	Certificate of permitted development for proposed erection of an outbuilding in rear garden at 154 Meadowcroft
22/02802/ALB	Listed building application for proposed repairs of windows and lime wash coating of render at 1C Temple Street
22/02721/AAD	Grant consent for display of 1no. ATM Customer information sign at HSBC Bank Plc 8 - 10 Market Square
22/02720/APP	Approval for replacement of external machine and external sign. Installation of CCTV camera at HSBC Bank Plc 8 - 10 Market Square
22/02677/APP	Approval for installation of fencing and canopy shade to amenity space, removal of existing canopy, signs and lighting and removal of existing container storage and ad-hoc stores at 2 Walton Road
22/02608/AAD	Grant consent for display of 3no. freestanding metal display boards, 1no. brand marquee sign and 1no. projecting sign at 2 Walton Road

22/02548/APP	Conditional permission for single storey front/side and rear extension with rear dormer and extend existing drop kerb at 3 Ditchingham Close
22/02394/AAD	Grant consent for replacement signage at The Aristocrat PH 1 - 5 Wendover Road
22/00383/APP	Conditional permission for part single, part two storey rear extensions and front porch at 114 Belgrave Road
21/A4268/DIS	Requirements not satisfied for details subject to condition 3 (methodology specifications) of listed building consent: 21/04268/ALB at Fever And Boutique 14 Kingsbury
*21/03745/APP	Refusal for demolition of existing disused Community Centre (F1) and erection of 3-storey building forming 12 x 2-bedroom flats (C3), with associated hard and soft landscaping at Elmhurst Youth Centre 36 Fairfax Crescent
19/A1624/NON	Approval for non-material amendment to permission for Demolition of single storey rear structure and part single part two storey front, side and rear extensions, raising the ridgeline and installing a rear facing pitched dormer granted under householder planning ref 19/01624/APP at 36 King Edward Avenue

8. **Chairmans communications & correspondence**

There were no chairman's communications

9. **Date of the next meeting**

Monday 19 December 2022

The Chairman closed the meeting at 7.50 p.m.

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_