



AYLESBURY
TOWN COUNCIL

**Minutes of the Planning & Licensing Committee held on
Monday 6 November 2023, 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 Willis

Councillors:

M Azam A Sherwell C Hendren G Wadhwa

Officer: Jane Eden (Committee Clerk)

1. Apologies

Apologies received from Cllr Hussain (Prior Commitment) and Cllr Hunter Watts (Work Commitment)

Resolved: To unanimously agree that the above apologies be received and accepted

2. Declarations of interest

No declarations of interest were recorded

3. Minutes

Resolved: that the minutes of the meeting held on 9 October 2023 be accepted as a true record and signed by the Chairman.

4. Public participation

There was one member of the public in attendance. They spoke regarding the trees along Bicester Road had still not been planted and were a condition of the planning consent.

Resolved: The committee agreed to write a letter to Buckinghamshire Council Planning Enforcement department regarding this matter

5. Planning application

23/02848/APP Erection of 5 residential units at Site Of The Former
112 High Street

Resolved: Aylesbury Town Council has no objection to this application but do have concerns regarding the parking available and the impact this will have on surrounding area.

23/02995/APP Erection of attached dwelling at 4 Marlborough Road

Resolved: Aylesbury Town Council Object to this application as it is not in keeping with the street scene. Aylesbury Town Council would like to see a Highways comment in regard to off street parking as the space provided does not look adequate for two cars.

23/03009/APP Change of use from a 7 bedroom house of multiple occupation
(C4) to a 8 bedroom HMO (Sui generis) at
23A Buckingham Road

Resolved: Aylesbury Town Council has no objection to this application

23/03079/APP Householder application for two storey side extension, first floor
rear extension, and single storey front/side extension at
33 Queens Mead

Resolved: Aylesbury Town Council has no objection to this application

23/03093/APP Erection of modular building at Pebble Brook School
Churchill Avenue

Resolved: Aylesbury Town Council has no objection to this application

23/03108/APP Conversion of existing office space to habitable living space,
to include alterations to adjacent living space (flat) of same
address at 12A Bourbon Street

Resolved: Aylesbury Town Council has no objection to this application

23/03141/AAD Replace 1no. projecting signage with new 500mm, replace 2no.
grey fascia panel with blue and lonzenge logo with new 385mm
logo height, replace 1no. ATM surround and decals with new,
replace 1no. statutory signage with new, remove existing safety
manifestation to window, replace safety manifestation with
new at Nationwide Building Society 11 Kingsbury

Resolved: Aylesbury Town Council has no objection to this application

23/03177/APP Householder application for single storey rear extension and
outbuilding at 119 Old Stoke Road

Resolved: Aylesbury Town Council has no objection to this application

23/03225/PAPCR Determination as to whether prior approval (Schedule 2, Part 3, Class MA) is required in respect of transport & highway impact, noise, contamination risk, flooding and locational for the conversion of the existing ground floor office space (Use Class E) to provide 16no. residential units (Use Class C3) at Target House 72 - 80 Gatehouse Road

Resolved: Aylesbury Town Council Object to this application.
The proposed is over development and the committee have great concerns for potential residents amenities. Aylesbury Town Council objects to Office to residential conversions for the following reasons. The local facilities to serve these new residential blocks are severely lacking, there is no open space nearby, the doctors surgeries are already full and in some cases not accepting new patients, the few schools near the office sites similarly have no room to accept new pupils, without massive investment in these services, (funded by these developments) the applications are simply unsustainable and detrimental to any future residents and the wider town. Aylesbury is now clogged with former offices turned into residential blocks, many are empty awaiting tenants, We have a lack of family homes particularly for those most in need, we object to more Office conversions

23/03226/PAPCR Determination as to whether prior approval (Schedule 2, Part 3, Class MA) is required in respect of transport & highway impact, noise, contamination risk, flooding and locational for the conversion of the existing 1st floor office space (Use Class E) to provide 18no. residential units (Use Class C3) at Target House 72 - 80 Gatehouse Road

Resolved: Aylesbury Town Council Object to this application.
The proposed is over development and the committee have great concerns for potential residents amenities. Aylesbury Town Council objects to Office to residential conversions for the following reasons. The local facilities to serve these new residential blocks are severely lacking, there is no open space nearby, the doctors surgeries are already full and in some cases not accepting new patients, the few schools near the office sites similarly have no room to accept new pupils, without massive investment in these services, (funded by these developments) the applications are simply unsustainable and detrimental to any future residents and the wider town. Aylesbury is now clogged with former offices turned into residential blocks, many are empty awaiting tenants, We have a lack of family homes particularly for those most in need, we object to more Office conversions

23/03186/APP Householder application for single storey rear flat roof extension with roof lights at 15 Highbridge Road

Resolved: Aylesbury Town Council has no objection to this application

23/03106/APP Householder application for demolition of detached garage and carport. Erection of two storey part single storey rear extension, first floor side extension with carport below. Alterations to roof height to incorporate loft conversion to living accommodation with rear dormer and rooflights. Proposed single storey outbuilding with pitched roof at 33 Abbey Road

Resolved: Aylesbury Town Council has no objection to this application

23/03170/APP Householder application for single storey rear extension at 19 Rowland Way

Resolved: Aylesbury Town Council has no objection to this application

Additional applications

23/03238/APP Householder application for proposed first floor side roof extension with front and rear dormers, single storey rear extension and front porch at 92 Rowland Way

Resolved: Aylesbury Town Council has no objection to this application

23/03252/APP Householder application for single storey rear extension, first floor side/rear extension, first floor front extension, two storey rear extension. Fenestration and internal alterations (Part retrospective) at 30 Northumberland Avenue

Resolved: Aylesbury Town Council has no objection to this application

23/03263/APP Householder application for demolition of existing porch and erection of single storey front extension at 47 Long Meadow

Resolved: Aylesbury Town Council has no objection to this application

23/03306/APP Householder application for single storey rear extension at 61 Grenville Road

Resolved: Aylesbury Town Council has no objection to this application

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

23/A1376/DIS Requirements satisfied for approval of details subject to condition 3 (details of covered & secure cycle parking), condition 4 (noise assessment report) and condition 8 (details of sedum roof) of planning approval ref:23/01376/APP at 39 - 41 High Street

23/02917/CPL Certificate of permitted development for proposed widening of dropped kerb at 50 Welbeck Avenue

23/02793/APP Approval for change of use from a 6 bedroom house in multiple occupation (C4) to a 7 bedroom HMO (sui generis) at 30 Berton Road

23/02785/PVN Approval for Schedule 2, Part 14 (Class J) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the installation of 994no. 425W solar PV arrays onto the existing roofs at The Whiteleaf Centre Berton Road

23/02712/APP	Conditional permission for part first floor rear extension at 7 Staveley Close
23/02661/BED	Approval for erection of greenhouse at 3 Ingram Avenue
23/02653/APP	Conditional permission for erection of garden room (Retrospective) at 52 Camborne Avenue
23/02646/APP	Conditional permission for demolition of conservatory. Erection of part single storey front, two storey side, part single and part two storey rear extensions. Detached garage. Dropped kerb at 28 Camborne Avenue
23/02618/APP	Conditional permission for single storey rear extension at 12 Eaton Road
*23/02617/APP	Refusal for driveway and new dropped kerbs at 191 & 193 Bicester Road
23/02610/APP	Conditional permission for demolition of existing side extension, erection of single storey side/front extension, erection of 450mm high boundary wall between no. 55 and no. 53, new parking area formed to front of dwelling with permeable materials at 55 Welbeck Avenue
23/02602/APP	Refusal for demolition of garage, erection of single storey front and rear extension and two storey front, side and rear extension with rear dormer to form new bedroom in roof space at 142 Grenville Road
23/02599/APP	Application withdrawn for change of use of part of property from Class E (Office) to Residential Class C4 (HMO) (Retrospective) at 106A High Street
23/02590/CPL	Certificate of permitted development for proposed change of use of ground floor to Nail and Spa at Christopher Pallet Estate Agents 10 Buckingham Street
23/02575/APP	Conditional permission for external wall insulation and silicone render finish at 35 Cottesloe Road
23/02574/CPL	Certificate of permitted development for proposed drop kerb and hardstanding access at 1 Somerville Way
23/02486/APP	Conditional permission for the demolition of the existing garage and the erection of a garage/workshop at 10 Walton Way
23/02465/APP	Conditional permission for replacement fence (retrospective) at 2 Windsor Road
23/02374/APP	Refusal for Householder application for dropped kerb/vehicular access, hardstanding and front wall at 2 And 4 Gatehouse Road

23/02368/APP	Approval for installation of 6 Lightning Masts to Existing Digester Tanks 1 & 2 at Sewage Treatment Works Rabans Close
23/01805/APP	Conditional permission for single storey side extension at 47 Ailward Road
20/L1660/DIS	Requirements not satisfied in regard to details subject to condition 4 surface water drainage) of planning approval ref:20/01660/APP at Land Surrounding Oxford House Oxford Road
20/G1660/DIS	Requirements satisfied for approval of details subject to condition 30 (contaminated land assessment/remedial strategy) of planning approval ref:20/01660/APP at Land Surrounding Oxford House Oxford Road
20/A1660/NON	Refusal for non-material amendment to permission for Demolition of annexe building and plant room and erection of 64 dwellings, decommissioning of existing access point on Fowler Road (south) and creation of new access point on Fowler Road (west), and associated parking and landscaping granted under planning ref:20/01660/APP at Land Surrounding Oxford House Oxford Road

7. Chairmans communications & correspondence

No communications received

8. Date of the next meeting

The next meeting will be Monday 4 December 2023

The Chairman closed the meeting at 8.05 p.m.

Signed: _____ Date: _____