



**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE  
OF AYLESBURY TOWN COUNCIL HELD IN THE TOWN HALL, 5 CHURCH STREET  
ON MONDAY 7 JUNE 2021 AT 7.00 p.m.**

**Present: Councillors:** M. Willis (Chair)  
T. Dixon  
T. Hunter Watts  
M. Azam  
C. Hendren  
A. Sherwell

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

There was one member of the public in attendance

*The Chairman called the meeting to order at 7.00pm*

**1 APOLOGIES**

Apologies received from Cllr Summer (Prior Commitment)

**2. NOMINATION AND ELECTION OF COMMITTEE VICE CHAIR**

Cllr Dixon nominated Cllr Sherwell for Vice chair this was seconded by Cllr Hunter Watts. The committee voted for this unanimously.

**3. NOMINATION AND ELECTION OF WORKING GROUP**

Individuals nominated themselves working group consists of Cllr Willis, Cllr Dixon and Cllr Hunter Watts

**4. DECLARATIONS OF INTEREST**

No declarations

**5. MINUTES**

**RESOLVED:** that the minutes of the meeting held on 4 May 2021 be accepted as a true record and signed by the Chairman.

**6. PUBLIC PARTICIPATION**

A member of the public spoke regarding application 21/01784/APP. The committee listened and considered the comments.

**7. PLANNING APPLICATIONS**

20/03390/APP Two storey rear extension at 18 Quercetum Close

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01256/APP Erection of dwelling at 115 Penn Road

**RESOLVED:** Aylesbury Town Council are minded to object to this application but would like to have sight of the response to the Traffic and Highways request for further information before submitting a final comment.

21/01288/APP           Erection of first floor rear balcony at 24 Alderson Close

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01298/APP           Garden room (Amendment to 19/04448/APP) at  
24 Ambleside

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01325/APP           Demolition of existing single storey rear extension, erection of  
single storey rear extension and two storey side/rear  
extension at 52 King Edward Avenue

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01417/APP           Single storey side extension at 20 Masons Court

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01434/APP           Single storey rear extension at 2 Northfield Road

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01446/APP           Change of use from offices to residential, including new  
mansard roof extension and an additional residential block  
providing a total of up to 163 residential units (of which 10  
are existing), plus ancillary car parking, cycle parking and  
associated infrastructure at Alton House Business Park  
Gatehouse Way

**RESOLVED:** Aylesbury Town Council **OBJECT** to this application.

The lack of residential amenities, no proposed infrastructure to support the already existing overwhelmed Health & Education services.

Detrimental impact on the access road and transport links due to the increased traffic on an already busy road.

Loss of employment and business units within Aylesbury Town Centre leading to a detrimental impact on the sustainable economic development for the town Centre.

This is unsuitable site for residential development as no green space or amenities as situated in an industrial unit zone.

21/01447/APP           Upgrades and works to car park B at Stoke Mandeville  
Hospital Mandeville Road

**RESOLVED:** Aylesbury Town Council Planning and Licensing committee have no objection to the proposed development of car park B, however we do have concerns about the developments taking place at Stoke Mandeville Hospital, and future health services for the town and wider area, the provision of treatment space given previous applications that remove this gives the committee concern about future treatment provision.

The 7 electric vehicle charging points, although welcome, represent a small percentage of the total spaces in the car park. The Electric Vehicle Charging in

Residential and Non-Residential Buildings ((HM Government Industrial strategy document2019) [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/818810/electric-vehicle-charging-in-residential-and-non-residential-buildings.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/818810/electric-vehicle-charging-in-residential-and-non-residential-buildings.pdf)) sets out that non residential buildings should have cabling available for 1 in 5 car parking spaces.

21/01448/APP Demolition of existing semi detached children nursery building and erection of semi detached residential building (8 Flats) with associated parking, cycles and bins at 243 Tring Road

**RESOLVED:** Aylesbury Town Council objects to the application to demolish the existing business and replace it with 8 flats.

The area is already very congested, 8 flats will add to the peak travel congestion in the area.

The committee strongly supports the Buckinghamshire Economic Development Team's comments, the loss of a childcare facility will impact not only the jobs of those directly employed on the site, but have a detrimental effect on the employment prospects of the parents using the facility.

The effect of this development on the adjoining childcare center cannot be overstated, that facility will be overlooked if these flats were built, potentially damaging the safety and security of their children, the economic damage to that business during construction could also be considerable, at a time when the economic circumstances.

21/01450/APP Single storey side extension at 55A Broughton Avenue

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01454/APP Single storey rear extension at 4 Northfield Road

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01494/BED Log cabin in rear garden at 40 Langdon Avenue

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01495/APP Single storey side and rear extension at 260 Tring Road

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01530/APP Two storey side extension and part single and part two storey rear extension at 75 Cromwell Avenue

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01537/COUOR Determination as to whether prior approval (Class O) is required of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices (first floor) to form two residential units (C3) at 33-37 New Street

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01538/APP Single storey side extension at 31 Mellstock Road

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01560/APP Alteration to roof to allow for loft conversion and addition of side facing dormer at 9 Buttermere

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01567/APP Demolition of existing garage and shed, single storey side and rear extension with rear garden building at 56 Alpin Road

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01590/APP Two storey side and rear and single storey side and front extension at 26 Dorset Place

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01605/APP Single storey extension to rear of garage and part garage conversion at 10 Oliffe Close

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01620/APP Variation of Condition 2 (External materials) of planning permission 18/04003/APP Proposed increased ridge line to accommodate loft conversion, two storey rear/side extension, part single storey rear extension to accommodate swimming pool and internal changes and new dropped kerb - Regularise as installed roof tiles. Variation of requirement that roof tiles are to match those of existing prior to development in order to provide for non matching roof tiles as installed at 44 Northumberland Avenue

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01630/APP Change of use of the existing storage rooms on first floor to residential (HMO) at Grill Co 32A High Street

**RESOLVED:** Aylesbury Town Council OBJECT to this application due to concerns for residents amenities. The committee have concerns for the very small 4 bedroom with lack of storage. The shared kitchen is very small and there is no fire escape for residents. Do these rooms meet the minimum space standards?

21/01632/APP Two storey side extension at 20 Tiverton Crescent

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01634/APP Part single storey front extension at 74 Rowland Way

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01657/APP Single storey side and rear extension at 83 Cromwell Avenue

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01662/APP Single storey rear extension, extend front roof over open porch at 61 Long Meadow

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01675/ALB Like for like replacement of existing timber screen windows and folding sliding doors at 9 Walton Terrace

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01684/AAD Sign A - 1off internally illuminated folded dibond 'MG Motor' fascia @ 15000(w) x 900mm, Sign B - 1off non illuminated free standing single sided folded dibond 'MG Motor Opening Hours' welcome sign @600(w) x 2000mm (retrospective) at MG Perrys Griffin Lane

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01751/APP Demolition of existing single storey rear conservatory erection of single storey rear extension at 37 Turnfurlong

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01759/APP Erection of 1<sup>st</sup> floor rear extension and ground floor front extension at 15 Victoria Street

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01784/APP Removal of existing garages, new single storey rear and side extension at 213 Tring Road

**RESOLVED:** Aylesbury Town Council OBJECT to this application on the grounds of over development. There appears to be no substantial changes to previously refused application 20/03355/APP, therefore the following objection reasons remain. The scale, siting, mass and bulk of the proposed single storey extension will greatly increase footprint of the already expanded house. The development will have an overwhelming effect on neighbours amenities (particularly restricting the light into the rear of 211 Tring Road) and will pose an increase flood sewerage risk that Tring Road unfortunately suffer with.

21/01832/BED Replacement Porch at 34 Long Meadow

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01852/APP Two storey side/rear and single storey side/front/rear extension at 136 Ingram Avenue

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01885/APP Single storey rear extension at 7 Northern Road

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01902/APP Single storey rear extension. Form gable end and convert loft space to habitable rooms at 5 Windermere Close

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01921/APP Two storey side/rear and single storey rear extensions at 5 Staveley Close

**RESOLVED:** Aylesbury Town Council have no objection to this application

21/01976/APP Change of use of premises from car showroom and workshop (Sui Generis) to office together with vehicle workshop (Sui Generis) at Starstone Buckingham Road

**RESOLVED:** Aylesbury Town Council have no objection to this application

8.

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

21/01976/APP Application withdrawn to change of use of premises from car showroom and workshop (Sui Generis) to offices together with vehicle workshop (Sui Generis) at Stratstone Buckingham Road

21/01537/COUOR Application withdrawn for determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices (first floor) to form two residential units (C3) at 33-37 New Street

21/01365/ACL Certificate of lawful development for single storey rear extension at 15 Coventon Road

21/01306/ACL Certificate of lawful development for loft conversion including new dormer to rear elevation and 3 no. rooflights to front elevation at 8 Wellington Road

21/01302/PADDC Refusal for erection of 28 dwellings on top of existing building at Sloane House 24 New Street

21/01241/HPDE Prior approval not requires for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.2m for which the maximum height would be 3m, and for which the height of the eaves would be 3m at 3 Lay Road

21/01210/APP Conditional permission for single storey side/rear extension at 48 Long Meadow

21/01155/AAD	Advert Consent for 2 externally illuminated fascia signs, 3 non-illuminated window vinyls, 2 non-illuminated F/ACM panels and 2 non-illuminated poster cases at 31-35 Parton Road
21/01142/ATN	Approval for 18m Phase 8 Monopole with wrapround Cabinet at base and associated ancillary works at Walton Street
21/01119/APP	Conditional permission for demolition of existing single garage and construction of new double garage with office at 34 Howard Avenue
*21/01110/APP	Refusal for part two / part single storey side and rear extensions, loft conversion with roof extension to form gable end including roof lights to front and rear elevations, additional window to side elevation at 14 Milton Road
21/01033/APP	Conditional permission for single storey rear extension at 9 Goya Place
21/01030/ACL	Certificate of lawful development for the proposed construction of a outbuilding in rear garden at 11 Clifton Green
*21/01007/APP	Refusal for single Storey side/rear extension at 7 Turville Road
21/01001/ACL	Certificate of Lawful development for proposed hip-to-gable and rear dormer roof extensions to form habitable room in the loft. Addition of 2 front rooflights at 34 Westmorland Avenue
21/00995/APP	Conditional permission for single storey front extension at 39 Witham Way
21/00977/APP	Conditional permission for single storey rear extension at 75 Bedgrove
21/00930/APP	Conditional permission for single storey rear extension and front porch at 18 Dicks Way
21/00883/APP	Conditional permission for single storey extension to rear and side at 26 Wendover Road
21/00830/APP	Refusal for two storey side extension at 8 O Grady Way Aylesbury
21/00819/APP	Conditional permission for single storey rear extension at 341 Tring Road
21/00789/APP	Conditional permission for single storey rear extension at 25 Rose Avenue
21/00679/APP	Approval for Installation of 2no. condensing units on the roof of the Marks and Spencer store at 31-37 High Street

21/00676/APP	Conditional permission for part single part two storey side and front extensions and attached garage and raising of ridge level at 57 Camborne Avenue
21/00661/ACL	Certificate of lawful development for a proposed construction of an out-building in rear garden at 30 St Hildas Court
21/00475/ACL	Certificate of Lawful Development for the proposed conversion of existing loft space including construction of dormer windows to rear facing roof slopes. Installation of two Velux roof windows to front elevation at 91 Park Street
21/00325/APP	Conditional permission for dropped kerb and crossover to provide vehicular access at 4 Farnley Road
21/00303/ALB	Listed Building consent for installation of two secondary glazing frames for the windows located to the left hand side on the north-east elevation of the property (retrospective) at 1 Friary Court
20/A0294/NON	Non material amendment approved sought on planning permission 20/00294/APP relating to Amendment to approved proposed site plan, store plan, proposed roof plan and proposed elevations at Land East Of Gatehouse Road Bicester Road
20/04427/ALB	Listed Building consent for single storey rear extension at 10 St Marys Square
20/04426/APP	Conditional permission for single storey rear extension at 10 St Marys Square
20/03850/BED	Application withdrawn for single storey summer house with flat roof at 7 Ballard Close
20/03388/APP	Approval for variation of Condition 13 (approved plans - added under non-material amendment approval 16/B0472/NON) of planning permission 16/00472/APP to allow for changes to the design of plots 3 and 4, changes to slab levels, removal of external steps, revised paths and retaining walls at Site of The Former 54 Castle Street
19/A0433/NON	Non Material Amendment approved for planning permission 19/00433/APP - Minor reduction in building footprint to the rear of the building and minor changes to the fenestration including door insertion on Unit A at Land Off Farmbrough Close
19/A0433/DIS	Requirements satisfied for condition 6 - Surface Water Drainage Scheme and Condition 7 - Whole-life maintenance plan at land off Farmbrough Close



9. **CHAIRMAN'S COMMUNICATIONS & CORRESPONDENCE**  
CTIL 11310325 - TEF 22363, Aylesbury Town Centre  
**RESOLVED:** No objections

10. **DATE OF THE NEXT MEETING**  
21 June 2021

The Chairman closed the meeting at 8.22 p.m.

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

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