



**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE
OF AYLESBURY TOWN COUNCIL HELD IN THE TOWN HALL, 5 CHURCH STREET
ON MONDAY 8 NOVEMBER 2021 AT 7.00 p.m.**

Present: Councillors: M. Azam
T. Dixon
C. Hendren
A. Sherwell (Vice Chair)
R. Lloyd (Sub for Cllr Willis)

Officer Present: Jane Eden (Committee Clerk)

There were no members of the public in attendance

The Chairman called the meeting to order at 7.00pm

1. APOLOGIES

Cllr Summers Prior Commitment
Cllr Hunter Watts Work Commitment
Cllr Willis Work Commitment

2. DECLARATIONS OF INTEREST

None declared

3. MINUTES

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

4. PUBLIC PARTICIPATION

No members of the public present

5. PLANNING APPLICATIONS

16/01040/AOP Outline application with means of access (in part) to be considered for up to 102,800 sq m employment (B1/B2/B8), up to 1,100 dwellings (C3), 60 residential extra care units (C2), mixed-use local centre of up to 4,000 sq m (A1/A2/A5/D1), up to 5,700 sq m hotel and Conference Centre (C1), up to 3,500 sq m Leisure facilities (A1/A3/A4), up to 16 ha for sports village and pitches, Athletes Accommodation (10 x 8 bed apartments), and up to 2 ha for a primary school (D1), with a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage at Aylesbury Woodland

College Road

RESOLVED: Aylesbury Town Council notes that the principle of this development is in accordance with the now adopted VALP but continues to have a number of concerns about the current proposals.

Flooding

Concerns for the impact of flooding on residential development particularly surrounding the canal. This revised application seems to reduce the level of flood mitigation which does not seem wise. ATC would like Buckinghamshire Council to ensure that there is significant ~~any~~ flood mitigation within the plan to take account of the increased frequency of flooding observed nationally in recent years and illustrated locally by recent flooding events within and around the town which have been at a much greater frequency than originally forecast.

Transport networks & cycle routes

Aylesbury Town Council support the need for the commercial units and link road being built before housing starts.

Aylesbury Town Council note the intention to have a widened single carriageway as the initial deliverable to allow for future dualling. Aylesbury Town Council are of the opinion that such a road encourages anti-social driving, as seen on Stocklake and the Wendover Bypass where roads of similar layout have been implemented. The Council would therefore like to see a dual carriageway road from the start and would question, if not done initially, would a dualling ever be completed? If the Committee is minded to approve the plan in its current design, then Aylesbury Town Council would like to see provision for wider cycle ways to improve Active Travel and to reduce the aforementioned anti-social driving.

Aylesbury Town Council feel it is extremely important for personal safety and safe travel that there is a cycle route from the development to Kingsbrook School – in other words, a route that crosses the Canal utilising the route of the Link Road. Further, the plan for the cycle route of crossing the A41 is not fit for purpose. Asking a pedestrian/cyclist to cross a 4 lane busy road at surface level is not conducive to traffic flow or safety. An alternative safe and accessible route needs to be delivered, and Aylesbury Town Council would like to know whether an underpass has been considered.

Aylesbury Town Council would ask that the remaining section of the canal towpath is repaired properly and made wider, where possible, to ensure safe and accessible travel for pedestrians and cyclists. This a key route from Town to the employment units.

The current Bus travel plan needs more consideration. One bus every 60 minutes especially through rush hour and not linking with Stoke Mandeville Train Station is not acceptable. The Council understands that the service will increase in frequency with time but it is not reasonable to expect people commuting to work to use a once an hour service. Similarly, travel to London is cheaper from Stoke Mandeville Station than Aylesbury and that will be the preferred station for the majority of residents. They will not be encouraged to use a bus to the station unless it goes to Stoke Mandeville.

The proposed changes to the Richmond Road junction is are of great concern and Aylesbury Town Council support comments made by the local residents. In particular, we believe that the new junction will be dangerous for cyclists and will increase "rat running" along Broughton Avenue past the two Broughton Primary Schools

Infrastructure

It is imperative that the Primary school is completed and opened before the majority of houses are built. There are currently almost no spare places in any Primary school in Aylesbury or the neighbouring Parishes. If this school is not available to the residents of this development then there will be significant pressure on place allocation.

Local NHS provision, in particular doctors, surgeries, is are already oversubscribed. There appear to be no plans in place to provide this amenity for future residents – that is not acceptable

This development dates back to 2016 and is now out of step with current thinking of modal working, especially working from home and environmental mitigation in order for Buckinghamshire Council to meet it's own targets for decarbonisation.

There appears to be a lack of revision to ensure the plans meet current and future requirements. In particular Fibre Optic access to telecommunications, sustainability and space for home working need to be in initial planning. In addition Aylesbury Town Council would like to see more reference to sustainable methods of heating and powering homes and vehicles.

The Parks and Recreation comment regarding the lack of playing pitch strategy is supported by Aylesbury Town Council. Aylesbury Town Council would like to know when this strategy will be adopted as it has a material impact on the viability of the Sports provision on the site.

21/03408/APP Installation of an automated prescription dispensing machine at JMK Chemist Chemists Meadow Way

RESOLVED: Aylesbury Town Council have concerns that this dispensing machine is in a largely unobserved area and may be a cause of concern for personal safety and anti-social behavior, especially after dark. Aylesbury Town Council would ask that the Crime Prevention team also be consulted regarding this application.

21/03631/ALB Listed building application for replacement single storey rear extension to replace dilapidated UPVC conservatory (retrospective) at Pond Cottage 15 Walton Road

RESOLVED: Aylesbury Town Council have no objection to this application

21/04045/APP Householder application for proposed single storey front extension at 71 Thrasher Road

RESOLVED: Aylesbury Town Council have no objection to this application

21/04057/ACL Certificate of lawfulness for an existing use of land adjacent to 2 New Meadow

RESOLVED: Aylesbury Town Council Object to this application as it will have a detrimental impact on surrounding residents. The proposed would set a precedent for future applications and is in contradiction with the adopted Bedgrove Agreement.

21/04070/APP Householder application for proposed two storey side extension at 29 Kynaston Avenue

RESOLVED: Aylesbury Town Council have no objection to this application

21/04085/APP Householder application for single storey rear conservatory extension at 104 Long meadow

RESOLVED: Aylesbury Town Council have no objection to this application

6.

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

18/A2478/NON	Approval for non material amendment sought on planning permission 18/02478/APP (Removal of the existing garages and the construction of 3 two-storey houses and 2 bungalows, along with the reconfiguration of the access road into the site) to inclusion of PV panels to the rear roofline at Land at Seaton Drive (Garage Site)
20/03126/APP (ATC Objected)	Refusal for erection of 2 semi detached dwellings at land adj. 60 Elmhurst Road
20/A1173/DIS	Approval for details pursuant to condition 2 (sound insulation report) relating to planning permission 20/01173/ADP at land to the east of 7 New Street
21/01379/APP	Approval for single storey rear garden building at 6 Gilmore Road
21/01657/APP	Approval for single storey side and rear extension at 83 Cromwell Avenue
21/01675/ALB	Grant consent for like for like replacement of existing timber screen window and folding sliding doors at 9 Walton Terrace
21/02223/BED	Application withdrawn for an outbuilding at 121 Bedgrove
*21/02245/APP	Refusal for erection of a fence, approximately 2 metres by 7 metres in length on front boundary to replace dead trees (Retrospective) at 16 Montague Road
21/02426/ACL	Part approved/ part refused for a loft conversion with rear dormers and two roof lights to the front roof slope of the main dwelling, insertion of roof lantern and corner bi-fold doors to rear single storey rear extension at 15 Coronation Villas
21/02767/APP	Approval for single storey rear extension at 20 Gatehouse Road

- 21/02810/APP Approval for dropped kerb and block tile drive. Removal of hedges at the front and boundary fence at 18 Holman Street
- 21/02891/APP Approval for raise height of ridge, part ground floor front/rear, part two storey side/rear extensions with roof and external alterations and garage demolition at 48 Northumberland Avenue
- 21/03218/APP Single storey rear and first floor side and rear extension at 128 Broughton Avenue
- 21/03361/APP Approval for conversion of garage into habitable room and erection of part single part two storey rear extension at 35 Picasso Place
- 21/3423/APP Approval for front, side and rear single storey extension at 27 Gatehouse Road
- 21/03502/APP Single storey rear extension at 248 Wendover Road
- 21/03544/APP Approval for single storey rear extension. Conversion of garage to habitable room at 36 Middle Road

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

None received

8. **DATE OF THE NEXT MEETING**

22 November 2021

The Chairman closed the meeting at 8.12 p.m.

Signed: _____

Date: _____