



**AYLESBURY**  
TOWN COUNCIL

Minutes of the Planning & Licensing Committee held on  
Tuesday 9 May 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 Mark Willis

**Councillors**

M Azam    C Hendren    T Hunter Watts    R Lloyd    A Sherwell    M Willis

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

1            Apologies received from Cllr Wadhwa (Work Commitment) with Cllr Lloyd Substituting

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

2.            **Declarations of interest**  
No declarations of interest

3.            **Minutes**

**Resolved:** that the minutes of the meeting held on 24 April 2023 be accepted as a true record and signed by the Chairman.

4.            **Public participation**

There were 3 members of the public present.

Aylesbury Grammar school spoke regarding application 22/00980/APP. They represented their case for this development. The committee listened and asked question.

A member of the Public addresses the committee with their concerns regarding the removal of a lift at the ex service mens club. Following a discussion the chair resolved to write to the planning authority asking for clarification as to what is required through the Equalities Act for this development.

5.

**Planning application**

22/02883/APP Change of use from A5 (retail) to part sui generis (hot food takeaway) and part A5 (Eci) (hair dressers) associated alterations to shop front at 3-3A Dunsham Lane

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

23/01027/APP Householder application for two storey side extension at 65 Fleet Street

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

23/01162/AAD Display of shop signs and pavement swing board (retrospective) at 173 Cambridge Street

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

23/01167/APP Householder application for proposed single storey rear extension and two storey side, part first floor extension at 8 Hinds Way

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

23/01170/APP Householder application for demolition of rear conservatory and front porch, erection of single storey rear extension and front porch at 57 Narbeth Drive

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

23/01184/ATN Proposed 5G telecoms installation, H3G 15m Street pole and additional equipment cabinets at Tring Road Street Works Tring Road

**Resolved:** Aylesbury Town Council object to this application as it will have a detrimental impact on the residents of Tring Road and surrounding area. It is wholly an inappropriate location for a 15m high monopole particularly with its proximity to a nursery school. There is surely a more suitable location that can be considered for this installation, that does not have such an adverse effect on residents.

Aylesbury Town Council would request that this application be refused under similar grounds that application 22/04270/ATN Wendover Road was refused citing the following - The proposed development, by reason of the siting, height and appearance of the proposed mast, would result in a dominant, imposing and incongruous feature due to the prominent location of the application site. The proposal, both in isolation and when taking into account the presence of other existing telecommunication equipment in the

locality, would result in harm to the character of the area and the setting and amenity of the residential properties. No degree of camouflaging of the mast would sufficiently reduced this impact, the proposal is therefore contrary to Policies BE2, BE3 and 16 of the Vale of Aylesbury Local Plan (2021) and section 10 of the National Planning Policy Framework (2021). If this application is called to committee Aylesbury Town Council request the right to speak.

23/01187/ATN      Installation of 20m pole inc. antennas, ground based apparatus and ancillary development at Highways Land Berton Road roundabout Elmhurst Road

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

23/01193/APP      Householder application for part single, part two storey rear extension and porch extension at 15 Archer Drive

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

23/01196/VRC      Variation of condition 2 (Approved drawings) and 3 (Materials approved PL-04) and Removal of Condition 5 (Details of biodiversity features of 1 intergrated bee brick to be incorporated into the building) attached to planning permission 23/00080/APP (Householder application for Erection of single storey front porch, rear and side extension) - Conditions 2 and 3 new drawings provided to incorporate sloping roof. Condition 5 to be removed as details of Bee Bricks are provided with submitted plans at 16 Bracken Way

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

23/01248/APP      Householder application for part two storey, part single storey rear extension, and small side extension to existing porch at 36 Dalesford Road

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

23/01285/APP      Householder application for proposed single storey rear extension at 57 Meadowcroft

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

22/00980/APP Synthetic pitch with spectator area, perimeter fencing, storage container and floodlights, additional sections of porous link paths and an extension to the existing playground surface to provide two unfenced colour coat basketball courts with rings and backboards | Aylesbury Grammar School Walton Road

**Resolved:** Following the receipt of further information Aylesbury Town Council has no objection to this application but does have the following comments.

Whilst Aylesbury Town Council support Aylesbury Grammar Schools endeavours the lack of a published Pitch Playing Strategy for the area from Buckinghamshire Council is having a detrimental impact for applicants and consultees when considering these applications.

Aylesbury Town Council support the collaboration with Aylesbury Town Cricket Club with the partnership improving access of this sport for all.

Aylesbury Town Council would welcome the opportunity for the community use agreement to be offered to other schools and youth groups rather than purely a commercial exercise.

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

23/01246/CPL	Grant consent for proposed drop kerb at 12 Milton Road
23/00888/CPL	Refusal for dropped kerb either side of Cantley Close at Cantley Close
23/00818/APP	Application withdrawn for single storey rear extension at 20 Cottesloe Road
23/00753/AAD	Grant consent for display of store sign displaying "Mediterranean Kebab House" and other signs/ window sticks (Retrospective) at 175 Cambridge Street
23/00727/APP	Conditional permission for single storey rear extension at 36 Walton Way
23/00726/APP	Conditional permission for demolition of conservatory, erection of single storey rear extension and part first floor rear extension at 45 Hamble Drive
23/00724/AAD	Grant consent for display of illuminated and projecting store sign displaying "Alkebabish" and other signs/window sticks (Retrospective) at 179 Cambridge Street

23/00723/AAD	Grant consent for display of illuminated and projecting store sign displaying "Jaffna Store" and other signs/window sticks (Retrospective) at 181 Cambridge Street
23/00712/APP	Refusal for change of use from HMO (C4) to large HMO and extension of properties to include loft conversion and rear extension at 18-20 Bicester Road
*23/00706/CPE	Certificate of permitted development for an existing operation relating to the internal works to evidence implementation of planning consent reference 20/01548/APP (Change of use of the existing building (Use Class D2) to residential development providing 14 no. apartments (Use Class C3), external alterations including new dormer windows and removal of parking spaces, and soft landscaping) at Ex-Servicemens Club 62 - 64 Walton Street
23/00076/APP	Approval for re-development of No.7-9 Kingsbury to form a total of 5 residential units. Works will include: Change of use and extension of the existing first floor from offices (Class E) to residential (C3) and change of use and extension of the second floor to residential (C3) at 7 - 9 Kingsbury
22/B2007/DIS	Approval of details subject to condition 4 (Green travel plan) of planning permission 22/02007/APP at Stoke Mandeville Hospital Mandeville Road
22/03206/APP	Conditional permission for part single, part two storey side extension and single storey rear extension at 97 And 97A Prebendal Avenue
*22/01499/ALB	Refusal for Listed building application for proposed installation of broadband fibre at Prebendal House Parsons Fee
*21/03334/ALB	Refusal for listed building application for replacement of existing tiles at 16 - 18 Church Street

7.

**Street Trading Vendor at 4B on High Street**

The committee consider the request to recommend a preferred street trading vendor for this pitch

**Resolved:** Aylesbury Town Council welcome the opportunity to consult on the Street Trading Vendor at 4B on High Street. The Committee do not feel they have enough information to give an opinion and would welcome more information and an opportunity to be fully involved in the decision process.

Aylesbury Town Council would be more than happy for this licensing service to be devolved to the Town Council.

8. **Chairmans communications & correspondence**

A response was provided to the committee regarding Paving Licences from Buckinghamshire Council Licensing Department

9. **Date of the next meeting**

Monday 22 May 2023

The Chairman closed the meeting at 8.20p.m.

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

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