



AYLESBURY
TOWN COUNCIL

Minutes of the Planning & Licensing Committee of Aylesbury Town Council held in the Town Hall, 5 Church Street on Monday 1 August 2022 at 7pm.

Present: Councillors:

C. Hendren
A. Sherwell
M. Willis (Chair)

Officer Present: Jane Eden (Committee Clerk)

There were no members of public in attendance

1 **Apologies**

Apologies received from Cllr Wadhwa (Prior Commitment),
Cllr Hunter Watts (Prior Commitment) and Cllr Azam (Prior Commitment)

2. **Declarations of interest**

None

3. **Minutes**

Resolved: that the minutes of the meeting held on 18 July 2022 be accepted as a true record and signed by the Chairman.

4. **Public participation**

No members of the public present

5.

Design Code for Buckinghamshire

Resolved: Deadline for comments from committee is 29 August. These will then be discussed at the Planning & Licensing Committee meeting on Tuesday 30 August.

The Clerk will send information to the committee and ask for input.

6. **Planning applications**

21/01279/APP

Re-development of No.7-9 Kingsbury to form a total of 8 residential units. Works will include: Partial change of use of the ground floor from commercial to residential use (C3), change of use and extension of the existing

first floor from offices (Class E) to residential (C3) and the erection of two additional floors (upward extensions) at 7-9 Kingsbury

Resolved: Aylesbury Town Council support the comment from Heritage and maintain previous objection of over development.

Aylesbury Town Council Object to this application as it is over development of the site and incongruous to the street scene. The committee also have concerns about the long term impact on the night time economy of Kingsbury if such a large residential development were imposed upon it should future residents raise noise abatement issues.

22/01959/APP Householder application for removal of side conservatory/storage room and erection of a single storey side extension and front porch at 66 Penn Road

Resolved: Aylesbury Town Council Object to this application as it is over development of the site and contravenes the Southcourt Technical document.

22/02236/APP Householder application for single storey front extension at 2 Harbourne Close

Resolved: Aylesbury Town Council have no objection to this application

22/02246/APP Householder application for part two storey side and rear extension with front projection at 49 Lee Road

Resolved: Aylesbury Town Council refer this application to the case officer to check the 45degree angle from the wall extension shower room and the habitable bedroom.

22/02247/APP Single storey rear extension to create 1no. flat, and single storey side extension to reconfigure existing flat 35B at 35 Bicester Road

Resolved: Aylesbury Town Council maintains a previous objection to this application as it is still overdevelopment of the site with a lack of amenities for residents.

Aylesbury Town Council objects to this application as it is overdevelopment of the site. There is a severe lack of amenities for the potential residents and with no parking provided will lead to a detrimental impact on an already congested area.

22/02259/APP Householder application for single storey rear extension to a ground floor flat at 1A Humber Drive

Resolved: Aylesbury Town Council refer this application to the case officer to consider the ownership of the property and the use of the shared communal garden.

22/02274/APP Householder application for retention of single storey rear extensions and two storey side and rear extensions at 75 Cromwell Avenue

Resolved: Aylesbury Town Council have no objection to this application

22/02300/PAPCR Prior approval for the change of use from Commercial, Business and Service use (Class E) to residential use (Class C3) (Schedule 2, Part 3, Class MA) for the Partial conversion of first floor to provide 5no self contained apartments at LJ'z Nightclub Unit 2 Britannia Walk

Resolved: Aylesbury Town Council object to this application as it will result in a loss of a valuable commercial unit and is in a wholly inappropriate location. Aylesbury Town Council would like to see a comment from the Crime Reduction Officer.

22/02304/APP Householder application for two storey side extension at 19 Dawney Close

Resolved: Aylesbury Town Council have no objection to this application

22/02305/APP Householder application for garage conversion into habitable room and enclose an existing porch at 4 Thackeray End

Resolved: Aylesbury Town Council have no objection to this application

22/02322/AAD Replacement of existing external signage at Natwest 22 Market Square

Resolved: Aylesbury Town Council have no objection to this application

22/02354/APP Householder application for erection of part single storey, part 2 storey rear extension at 26 Lee Road

Resolved: Aylesbury Town Council have no objection to this application

22/02370/APP Householder application for two storey side and part two storey rear extensions at 23 Gowers Field

Resolved: Aylesbury Town Council have no objection to this application

22/02385/APP Householder application for single storey rear and side extensions at 248 Wendover Road

Resolved: Aylesbury Town Council have no objection to this application

22/02386/APP Householder application for single storey rear extension at 14 Vale Road

Resolved: Aylesbury Town Council have no objection to this application

22/01084/AAD Display of 2 x single sided internally illuminated flexFace sign and non-illuminated 'flat cut acrylic letters on stand' signs on northwest and southwest elevation of building and 1 x folded aluminum post sign at Unit 7 Smeaton Close

Resolved: Aylesbury Town Council have no objection to this application

22/01812/APP Erection of 4 no industrial units at Ready Mixed Concrete (Transite) Ltd Osier Way

Resolved: Aylesbury Town Council have no objection to this application

22/02390/APP Householder application for conversion of garage into habitable room at 24 Grecian Street

Resolved: Aylesbury Town Council have no objection to this application

22/02394/APP Replacement signage at The Aristocrat PH 1-5 Wendover Road

Resolved: Aylesbury Town Council have no objection to this application

22/02395/ALB Listed Building application for replacement signage at The Aristocrat PH 1-5 Wendover Road

Resolved: Aylesbury Town Council have no objection to this application

22/02414/PADDC Prior notification for the erection of a two-storey upward extension on top of the existing building under Class AA of Part 20 of Schedule 2 of the GPDO to provide 36 residential units (Class C3) at Target House 72 - 80 Gatehouse Road

Resolved: Aylesbury Town Council object to this application as it is overdevelopment of the site, not in keeping with the street scene and will be visually intrusive.

22/02427/APP Householder application for demolition of existing conservatory/side extension and erection of single storey side extension and part single, part two storey rear extension (amendment to approval 22/00967/APP) at 4 Bedgrove

Resolved: Aylesbury Town Council have no objection to this application

22/02463/APP Demolition of existing buildings and erection of Class E discount foodstore with associated car parking, landscaping, engineering and drainage works at Stratstone Buckingham Road

Resolved: Aylesbury Town Council object to this application. The proposed will have a detrimental impact on resident's amenities on Megdale Place due to the late night unloading bay in close proximity to properties. This development is an oversupply of super markets and will have a detrimental impact on the town retail offer.

22/02450/APP Householder application for garden outbuilding at 111 Dunsham Lane

Resolved: Aylesbury Town Council have no objection to this application

22/02470/APP Change of use from existing dwelling to 7 bedroom HMO (retrospective)

Resolved: Aylesbury Town Council object to this application as it is over development of the site.
The property is not big enough to operate as an HMO and will have a detrimental impact on resident's amenities living at the property and also a detrimental impact on neighbouring resident's amenities.

22/02471/APP Householder application for single storey front and part single, part two storey rear extensions at 23 Fairfax Crescent

Resolved: Aylesbury Town Council have no objection to this application

22/02566/APP Householder application for two storey side extension at 61 Russell Avenue

Resolved: Aylesbury Town Council have no objection to this application

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

22/02035/HPDE	Prior approval not required for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.29m and for which the height of the eaves would be maximum 3m at 33 Lee Road
22/02028/APP	Conditional permission for Outbuilding (Part retrospective) at 1 Limes Avenue
22/01996/APP	Conditional permission for two storey rear extension at 33 Lee Road
22/01981/APP	Conditional permission for single storey rear and first floor side extensions at 137 Narbeth Drive
22/01947/APP	Approval for continued use of Unit 3 for retail sales within Class E of the Town and Country Planning (Uses Classes) Order including for the sale of food and drink at 3 Aylesbury Shopping Park Cambridge Close
22/01938/APP	Conditional permission for single storey side/rear extension linking up to garage (amendment to 21/03935/APP) at 10 Stirling Avenue
22/01933/APP	Conditional permission for replacement roof to existing single storey rear extension, garage conversion into habitable space and alterations to fenestration (amendment to 22/00650/APP) at 23 Manor Drive
22/01916/BED	Approval for motorhome to be parked on driveway at 31 Langdon Avenue
22/01902/CPE	Application withdrawn for existing use as change of use of former maisonette into 2no. flats at 8 Winchester House Bishops Walk
22/01845/APP	Conditional permission for single storey rear extension at 227 Tring Road
22/01748/APP	Approval for change of use to B2 general industrial Unit at 1 Townsend Piece Bicester Road
22/01700/APP	Conditional permission for single storey side and rear extension at 6 Fairfax Crescent
22/01689/CPL	Certificate of permitted development for single storey rear extension and loft extension at 4 Morris Court

22/01676/APP	Conditional permission for single storey rear extension at 97 Cromwell Avenue
22/01586/APP	Conditional permission for single storey front extension at 55 Grenville Road
*22/01384/APP	Refusal for change of use from a commercial E(c) office use to a religious community use Class F1 (f), fenestration changes and amendments to front elevation including render at Matrix House Unit 10 Aylesbury Business Centre Chamberlain Road
22/00398/CPL	Certificate of permitted development for single storey rear extension and window alteration at ground floor level, on the northwest flank elevation of the host dwellinghouse at 40 Wendover Road
21/A2287/DIS	Conditions complied with for approval of details subject to condition 7 (Location of proposed bicycle shed) of planning approval ref: 21/02287/APP at 5 York Place
19/D0295/DIS	Partly satisfied details pursuant to Condition 5 (details of lead flood coordinator) relating to Planning Permission 20/00296/COUOR at Kingfisher House 61 Walton Street
18/C1131/DIS	Application withdrawn for approval of details subject to condition 11, 12 and 18 (drainage) of planning approval ref: 18/01131/APP at Garage Court Gatehouse Road

7. **Chairmans communications & correspondence**

None received

8. **Date of the next meeting**

Tuesday 30 August 2022

The Chairman closed the meeting at 7.55 p.m.

Signed: _____

Date: _____