



AYLESBURY
TOWN COUNCIL

**Minutes of the Planning & Licensing Committee held on
Monday 11 September 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 Sherwell

Councillors:

T Hunter Watts N Hussain A Sherwell G Wadhwa T Dixon S Bateman

Officer: Jane Eden (Committee Clerk)

In the absence of the Chair and Vice chair, Cllr Hussain nominated Cllr Sherwell to chair the meeting, Cllr Wadhwa seconded the motion. The committee were all in favour of this proposal.

1. Apologies

Apologies received from Cllr Azam (Prior Commitment), Cllr Willis (Family Commitment) and Cllr Hendren (Prior 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 14 August 2023 be accepted as a true record and signed by the Chairman.

4. Public participation

There were no members of the public present

5. Planning application

23/02399/VRC Variation of condition 1 (plans) 12 and 36 (means of access) 40 (highways) 43 (footway) relating to application 20/02611/AOP (Hybrid application comprising an Outline planning application for the demolition of existing building on land to the east and west of Rabans Lane and the erection of up to 200 dwellings together with associated parking, landscape and access from Rabans Lane together with details of means of access only to be determined on land to the east and west of Rabans Lane, together with a Full planning application for the demolition of existing buildings on land to the west of Rabans Lane and the erection of 7,500m² of B2/B8 floorspace with means of access from Rabans Close) at Land To The East And West Of Rabans Lane

Resolved: Aylesbury Town Council object to this application due to highway concerns along Rabans Close. . The current use of Rabans Close with heavy traffic to the recycling centre, parked vehicles from both workers and lorries associated with industrial area along Rabans Close makes this access unsuitable for such a large development. The Council notes the existing traffic survey and conclusions with respect to the roundabout junction between Rabans Lane Brunel Road and, while that is useful, it is not where the major issue is. As a bare minimum, before any consideration is given to granting permission for this change, a traffic survey needs to be done that reflects the use of Rabans Close, especially weekends and weekdays when the recycling centre is open. If the ill-advised proposal for access/egress to the new development to be via Rabans Close goes ahead, the Council believes that all parking must be banned in Rabans Close at all times. The Council also wishes to re-iterate its view that Public transport will be an essential service that needs to be offered for the residents of this development to enable all access to health and educational services.

23/02465/APP Householder application for replacement fence (retrospective) at 2 Windsor Road

Resolved: Aylesbury Town Council have no objection to this application

23/02486/APP Householder application for erection of garage/workshop at 10 Walton way

Resolved: Aylesbury Town Council have no objection to this application

23/02487/APP Householder application for single storey front and rear extension with two storey rear extension and new drop kerb at 98 Whaddon Chase

Resolved: Aylesbury Town Council give the following comment as the committee found the information provided difficult to ascertain a clear view of how the development will impact the neighbouring property. If the development does not come forward or further back of, and is not higher than the neighbouring property, 100 Whaddon Chase, Aylesbury Town Council have no objection. However, if the proposed development does come forward or rearward or is higher than neighbouring property, Aylesbury Town Council object to this development as it is over development of the site.

23/02516/APP Demolition of existing dwelling and erection of 2 dwellings (retrospective) at 55 Meadowcroft

Resolved: Aylesbury Town Council have no objection to this application

23/02575/APP Householder application for external wall insulation and silicone render finish at 35 Cottesloe Road

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.

23/02138/APP Approval for change of use of the first floor of the building from Beauty Therapy to 2 new bedroom flat with front and rear dormers and new timber shopfront at 40A Cambridge Street

23/02102/ATN Refusal for proposed 15m 5G telecoms installation, H3G street pole and additional equipment cabinets at Land Opposite 1 Windsor Road

23/02059/APP Approval for replacement spectator stand holding 150 seats including a disabled area at Aylesbury Football Club Haywood Way

23/02034/APP Conditional permission for external wall insulation (EWI) including all associated enabling and finishing works at 37 Lee Road

23/02002/APP Change of use from Class E to Sui Generis at 48 Kingsbury

23/01997/APP Conditional permission for single storey rear and side extensions including the installation of a flue pipe on the side elevation at 80 Upper Abbotts Hill

23/01982/APP Conditional permission for hip to gable rear box dormer loft conversion with openable roof windows to front at 146 Buckingham Road

23/01981/CPL Certificate of permitted development for proposed erection of front porch at 9 Intalbury Avenue

23/01973/APP Approval for ground, first and second floor side and rear extensions and internal alterations to reconfigure layout of existing flats and to create No 1 new flat at 35 Bicester Road

23/01947/APP Conditional permission for demolition of rear conservatory and erection of single storey rear extension and first floor roof extension including raising of the roof height Amendment to application Ref 23/01353/APP at 9 Windsor Road

23/01940/AAD Grant consent for display of illuminated fascia signage and projecting sign with the updated logo and text at Specsavers Opticians 13 - 15 High Street

23/01916/NON	Approval for proposed non material amendment application for Erection of eleven commercial units (Use Class B2/B8) and a drive-thru restaurant (Use Class E and Sui Generis), together with access, car parking, landscaping and associated works granted under 21/01247/APP at Former Askeys Factory Stocklake
23/01904/ALB	Approval for listed Building application for internal alterations and refurbishments for replacement of all flooring to Front of House areas and redecoration, removal of counters and self-service machines, replace 3 x ATMs and 1x Coin Sidcar machine in Banking Hall and 1 x closed counter. Erection of internal walls and doors, kitchen to staff room, unisex WC to back of house and vacant space to be created from stairs (all upper floors to be vacant space), M&E services installation, HVAC, Electrical Distribution, Fire Alarm and Detection at Barclays 34 Market Square
23/01903/APP	Approval for external alterations and refurbishments including works to existing roof with replacement of slate/tiles, pitched roofs and insulation (where required) repairs and redecoration to timber fascias and soffits, sash windows, doors etc. and to masonry and decorative render to front elevation only. Installation of 2 x louvre and 2 x extract fans, removal and replacement 3 x condenser units, all to the rear of the building and installation of external ATM at Barclays 34 Market Square
23/01901/AAD	Grant consent for display of replacement 300mm non-illuminated heritage signage, 655mm non-illuminated heritage projecting sign, replacement branch nameplate at Barclays 34 Market Square
23/01865/APP	Conditional permission for demolition of existing double garage and erection of detached double garage/workshop at 25 Mowbray Road
23/01837/BED	Approval for Bedgrove agreement for picket fence (retrospective) at 36 Long Meadow
23/01807/APP	Conditional permission for conversion of garage to a habitable room, single storey rear, part single and part two storey side and front porch extensions at 23 Wendover Way
23/01803/APP	Conditional permission for single storey rear and first floor side and rear extension, alteration to wall materials, introduction of external insulation/render, fenestration and roof changes (amendment to 21/03218/APP) at 128 Broughton Avenue
23/01798/APP	Conditional permission for demolition of existing garage and erection of single storey side extension at 15 Prebendal Avenue
23/01752/BED	Approval for erection of garage and 2no. sheds at 18 Ingram Avenue

23/01742/APP	Conditional permission for single storey side and rear wraparound extension and rebuilding and enlargement of front porch at 93 Welbeck Avenue
23/01707/BED	Approval for agreement application for existing shed and erection of new shed at 5 New Meadow
23/01691/APP	Approval for change of use from A2 Bank to Class E Offices with removal of windows and cladding with new aluminium cover panels and new windows with beech coloured panels / removal of render and coping stone to Boundary walls and replaced with new painted render and aluminium capping to wall at Lloyds Bank Plc Gatehouse Road
23/01569/APP	Householder application for dropped kerb at 29 Walton Way
23/01496/APP	Refusal for proposed dwelling at Land Adjoining 14 Chaloner Place
23/01085/APP	Approval for part change of use of first floor to residential use (C3) at Peking Inn Cambridge Place
22/A0701/DIS	Requirements satisfied for approval of details subject to condition 4 (method statement) of listed building consent 22/00701/ALB at 4 St Marys Square
22/01611/APP	Approval for construction of three storey building to provide 9 apartments, relocation of existing vehicular access and formation of new pedestrian access, re-configuration of existing car park and provision of 28 cycle spaces, refuse and recycling storage at Land to the rear of 23 To 29 Buckingham Street
22/01591/APP	Approval for conversion of single dwellinghouse to two flats and two storey rear extension (part retrospective) at 25A & 25B Wendover Road
22/00517/APP	Application withdrawn for replacement of the corroded single glazed steel crittle windows with double glazed obscure UPVC windows and repair of the spalled and displaced reconstituted stone façade at 1A - 3 Market Square
22/00482/BED	Approval for stationing of touring caravan to front/side of dwelling at 5 Tyneham Close
21/A3147/DIS	Requirements satisfied for submission of details pursuant to Condition 5 (Drainage) of planning approval 21/03147/COUOR at McAfee Security Ltd Target House 72 - 80 Gatehouse Road

7. Application for new premises Licence

The committee considered a new premise license for Brush Party Uk.

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

8. Chairmans communications & correspondence

The following communications were noted by the committee.

- i BC Town & Parish Council Planning Surgeries
- ii Adoption Statement of the Aylesbury Vale Design SPD

8. Date of the next meeting

The next meeting will be Monday 24 September 2023

The Chairman closed the meeting at 8.10 p.m.

Signed: _____ Date: _____