



**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE
OF AYLESBURY TOWN COUNCIL HELD IN THE TOWN HALL, 5 CHURCH STREET
ON MONDAY 13 SEPTEMBER 2021 AT 7.00 p.m.**

Present: Councillors:

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

Officer Present: Jane Eden (Committee Clerk)

There eight member of the public in attendance

The Chairman called the meeting to order at 7.00pm

1 APOLOGIES

Cllr Hunter Watts – Work Commitment
Cllr Summers – Prior Commitment
Cllr Azam – Prior Commitment

2. DECLARATIONS OF INTEREST

Cllr Willis declared a personal interest in application 21/03355/APP
37 Clinton Crescent

3. MINUTES

RESOLVED: that the minutes of the meeting held on 16 August 2021 be accepted as a true record and signed by the Chairman.

4. PUBLIC PARTICIPATION

Members of the public represented their case for and against application 21/03207/APP 14 Heron Close.
The committee listened and asked questions regarding the concerns

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 North Aston Clinton

RESOLVED: Aylesbury Town Council uphold their previous comment dated December 2020. Aylesbury Town Council agree with both Weston Turville Parish Council and Kingsbrook Parish Council that it is imperative to complete the road first to mitigate the impact on increased traffic on the surrounding villages and current residents. Aylesbury Town Council would welcome consultation for design of the development and landscaping to ensure a future proof, sustainable development. Aylesbury Town Council are pleased and encouraged that the developers have worked closely with the Canal Trust and hope that this may continue to deliver further work along the canal.

Aylesbury Town Council support the need for affordable housing and ask that the minimum of 30% must be upheld. Aylesbury Town Council would also like to see provision of social Housing owned properties managed by the housing association. Land should be reserved for Health Care facilities and feel that large scale planning applications should always make this a consideration.

Aylesbury Town Council would want to see the completion of the secondary school be in line with the development of houses to ensure places are available when needed.

Aylesbury Town Council would like the opportunity to be consulted in regard to S106 agreements in relation to Aylesbury Town.

21/02287/APP Single storey side extension for one bedroom bungalow and two storey rear extension to the existing dwelling at 5 York Place

RESOLVED: Aylesbury Town Council objects to this application as it is over development of the site and contradicts the Southcourt Technical Document. The committee support VAHT's comment.

21/02714/APP Two storey side extension at 20 Cubb Field

RESOLVED: Aylesbury Town Council have no objection to this application

21/02728/APP Single storey front/side extension at 212 Fowler Road

RESOLVED: Aylesbury Town Council have no objection to this application

21/02866/APP First floor side extension above garage and single storey rear extension at 8 Hinds Way

RESOLVED: Aylesbury Town Council have no objection to this application

21/03029/APP Proposed garden room extension at 12 Kendal Close

RESOLVED: Aylesbury Town Council have no objection to this application

21/03137/APP Conversion of integral garage to habitable room with changing the flat roof to a lean-to roof. Extending the new lean-to roof over entrance niche to create enclosed porch. Opening a new bathroom window to gable end to serve a new en-suite. Creating additional paved area for second car in front garden. Opening additional entrance into the property on the gable end wall. Erecting a lean-to transparent roof to the rear at 118 Chaucer Drive

RESOLVED: Aylesbury Town Council have no objection to this application

21/03173/APP Single storey rear extension and partial garage conversion at 208 Tring Road

RESOLVED: Aylesbury Town Council have no objection to this application

21/03178/ACL Application for a lawful development certificate for an existing single storey rear extension (sun lounge), completed in August 2016. Sun lounge is 3000mm x 3600mm at 66 Oxford Road

RESOLVED: Aylesbury Town Council have no objection to this application

21/03184/ALB Replacement like for like of guttering down pipe and elbow at front of property at 5A Castle Street

RESOLVED: Aylesbury Town Council have no objection to this application

21/03191/APP Proposed storage building at ETA Unit 6 Telford Close

RESOLVED: Aylesbury Town Council have no objection to this application

21/03196/COUOR Determination as to whether prior approval (Class O) is required in respect of transport & highways impact, contamination risk, flooding and noise for the conversion of B1 offices to form 111 residential units (C3) at Hampden House High Street

RESOLVED: Aylesbury Town Council objects to Office to residential conversions for the following reasons.

We object to the loss of employment land within the town, the pandemic has forced many people to work from home but for those without enough living space that option can be detrimental to their health and social lives, as well as their career.

Losing office space makes Aylesbury even more of a dormitory town, exporting workers on our already massively congested and polluted roads to other places to work, this is unsustainable.

The local facilities to serve these new residential blocks are severely lacking the doctors surgeries are already full and in some cases not accepting new patients, the few schools near the office sites similarly have no room to accept new pupils, without massive investment in these services, (funded by these developments) the applications are simply unsustainable and detrimental to any future residents and the wider town. Aylesbury is now clogged with former offices turned into residential blocks, many are empty awaiting tenants, we have a lack of family homes particularly for those most in need, we object to more Office conversions.

Aylesbury Town Council further comment that there are no electric parking points on the plan. Aylesbury Town Council have concerns for the car park safety as there are several blind corners for pedestrians the committee would appreciate comments from the police regarding crime and safety.

21/03204/APP The replacement of 1no. 20m monopole with 1 no new 20m monopole supporting 6 no antennas and ancillary works at Land at Ellen Road/Anton Way

RESOLVED: Aylesbury Town Council have no objection to this application

21/03207/APP One and a half storey side extension, loft conversion and rear dormer, single storey rear extension and front open porch (Amendment to refused 21/02059/APP) at 14 Heron Close

RESOLVED: After representation from both applicant and neighbouring residents Aylesbury Town Council ask the case officer to seek further information regarding the 45-degree sight lines for the development and is the officer satisfied that there will be no undue loss of light.

21/03214/BED Bay window to lounge at 17 Pike Corner

RESOLVED: Aylesbury Town Council have no objection to this application

21/03216/BED Erection of fence to front at 87 Ingram Avenue

RESOLVED: Aylesbury Town Council have no objection to this application

21/03219/APP Single storey side extension at 1 Goya Place

RESOLVED: Aylesbury Town Council have no objection to this application

21/03226/APP Two storey extension to form new dwelling with associated landscaping work at 1 Dolphin Place

RESOLVED: Aylesbury Town Council object to this application with regards to road safety concerns.

21/03229/APP Single storey rear and part two storey side extension at 130 Rowlands Way

RESOLVED: Aylesbury Town Council have no objection to this application

21/03234/BED Wooden shed at 15 Pike Corner

RESOLVED: Aylesbury Town Council have no objection to this application

21/03288/APP Erection of porch, replace integral garage/cloak room flat roof with pitched roof at 116 Chaucer Drive

RESOLVED: Aylesbury Town Council have no objection to this application

21/03302/APP Single storey rear extension at Dental surgery 45 Buckingham Road

RESOLVED: Aylesbury Town Council have no objection to this application

21/03324/AAD Display of front fascia sign and projecting sign at 34 High Street

RESOLVED: Aylesbury Town Council have no objection to this application

21/03325/AAD Display of 1no. x Stencil cut and powder coated aluminium fascia sign with pushed through acrylic text to illuminate only with LED's. 1no. x Double sided Stencil cut and powder coated aluminium projecting sign with pushed through acrylic text to illuminate only with LED's at Adecco Recruitment Agency Shop B Brooke House Kingsbury

RESOLVED: Aylesbury Town Council have no objection to this application

21/03329/AAD Display of two internally illuminated fascia signs at Perrys Griffin Lane

RESOLVED: Aylesbury Town Council have no objection to this application

21/03334/ALB Listed building application for replacement of existing tiles at 16-18 Church Street

RESOLVED: Aylesbury Town Council have no objection to this application

Cllr Willis left the room at 8.41pm returned at 8.50pm once application 21/03355/APP had been discussed

21/03355/APP Householder application for first floor rear extension and new front porch structure over existing front door at 37 Clinton Crescent

RESOLVED: Aylesbury Town Council have no objection to this application

21/03358/ALB Listed building application for replacement of roofing felt, roof tiles and upgrade of roof insulation at 42 Whitehall Street

RESOLVED: Aylesbury Town Council have no objection to this application

21/03361/APP Householder application for conversion of garage into habitable room and erection of two storey rear extension at 35 Picasso Place

RESOLVED: Aylesbury Town Council have no objection to this application

21/03407/APP Change of use from Class E to sui Generis & Installation of flue and new shop front at Rapid Repairs 6 Buckingham Street

RESOLVED: Aylesbury Town Council have no objection to this application

21/03423/APP Householder application for front, side and rear single storey extension at 27 Gatehouse Road

RESOLVED: Aylesbury Town Council have no objection to this application

21/03439/APP Householder application for single storey front extension with render and pitched roof and internal garage, single storey rear extension with render and flat roof at 108 Broughton Avenue

RESOLVED: Aylesbury Town Council have no objection to this application

21/03442/APP Householder application for removal of rear conservatory and erection of single storey rear extension at 43 Broughton Avenue

RESOLVED: Aylesbury Town Council have no objection to this application

21/02828/APP Erection two 2-bed dwellings at 14 Rembrandt End

RESOLVED: Having received further information Aylesbury Town Council ask the case officer to obtain a comment from the Environmental agency regarding flooding and whether this application would undermine the flood defences.

6.

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

21/03138/ACL	Certificate of Lawful Development for the proposed single storey rear extension, loft conversion and porch at 17 Barnsbury Avenue
21/02845/APP	Refusal for single storey front and rear extension and dropped Kerb at 8 Grenville Green
*21/02770/APP	Refusal for two storey side, part single part two storey rear and front porch extension at 3 Cottesloe Road
21/02743/ACL	Certificate of Lawful Development for proposed loft conversion which would include dormer roof extension and the insertion of two roof lights on the front roofslope and one roof light in the southeast elevation at 15 Howard Avenue
21/02693/APP	Conditional permission for front porch and replacement of existing conservatory with a single storey rear extension at 20 Stratton Green
*21/02617/APP	Refusal for two storey side extension at 26 Hilton Avenue
21/02525/APP	Conditional permission for single storey rear extension at 52 Turnfurlong
21/02519/APP	Conditional permission for replacement garage/store and side porch at 12 Upper Abbots Hill
21/02434/ACL	Certificate of Lawful Development for a Change of use from Class A1 (shops) to a mixed use for as Class A1 (shops) and 2 flats; Works to facilitate the mixed use of the building at 21 Market Square
21/02128/APP	Application withdrawn for change of use of existing office building (B1a) into residential (C3) at Iredale Financial Advisors Ltd 67 Buckingham Street
21/02128/APP	Approval for variation of condition 2 Proposed redevelopment to provide for 15 apartment relating to application 19/01437/APP - "The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and plan numbers listed below and in accordance with any other conditions imposed by this planning permission jw937-100d site & block plans, jw937-101c proposed elevations, jw937-102a proposed floor plans, jw937-110b proposed internal elevations, Proposed drainage layout 01 rev A, Landscape Plan JW937 104,

	Bike and bin store JW937 105 at Land Adjacent To 5 Oxford Road
20/B3906/DIS	Requirements satisfied for Condition 4 (details of extractor ventilation system) 5 (noise) relating to Planning Permission 20/03906/APP at 20A Kingsbury
21/A1560/NON	Refusal for non material amendment to application 21/01560/APP (Two storey rear, part two storey side and single storey front and side extensions and garage conversion and alterations to roof to allow for loft conversion and addition of side facing dormer. (amendment to 20/03247/APP) - Alterations to internal layout and introduction of glazing into front gable at 9 Buttermere
*21/02527/APP	Refusal for single and two storey rear extension and loft conversion with rear dormer at 33 Churchill Avenue
21/02456/APP	Refusal for single storey rear extension to the commercial ground floor unit and alterations to side elevation for new staircase access to first floor residential unit together with one additional bedroom at 40 Buckingham Street
21/02342/APP	Application withdrawn for vehicular access with associated hardstanding at 39 Howard Avenue
21/02261/APP	Conditional permission for single storey front extension new widened drop kerb at 35 Westmorland Avenue
21/01167/APP	Approval for change of use from B1 (A) office to proposed "sui generis" house in multiple occupation (6 bedrooms) at Buckinghamshire Community Foundation Foundation House 119A Bicester Road
20/A3814/NON	Approval for non Material Amendment sought on planning permission 20/03814/APP relating to additional obscure glazed side facing window 109 Welbeck Avenue
20/01123/APP	Requirements satisfied for submission of details pursuant to Condition 3 - Extent of brick replacement to be agreed on site, Condition 4 - Size, colour and finish of replacement bricks to be agreed on site and Condition 5 - Sample mortar biscuit using NHL 2 lime mortar mix to be displayed and agreed on site at Judges Lodgings County Hall Walton Street
20/01123/APP	Conditional permission for single storey granny annexe at 37 Hampden Road
21/03130/HPDE	Refusal for the erection of a single storey rear extension, which would extend beyond the rear wall of the original

	house by 8m for which the maximum height would be 3.60m and for which the height of the eaves would be 2.50m at White Oaks 112 Tring Road
21/02900/APP	Application withdrawn for erection of two detached dwellings at Land Rear To 1 Sheffield Drive
21/02660/APP	Conditional permission for single storey side/rear extension with front and rear rooflights, installation of solar panels, removal of chimney, conversion of loft and additional hardstanding for new parking arrangement at 30 Galloway
21/02644/ACL	Certificate of lawfulness issued for proposed summerhouse at 7 Kendal Close
21/02603/APP	Conditional permission for first floor rear extension to enlarge existing bedroom for disabled person at 19 Buckingham Road
21/02537/APP	Conditional permission for single storey rear extension at 169 Long Meadow
21/02429/APP	Conditional permission for front porch at 19 Lawrence Close
21/02356/APP	Conditional permission for single storey rear extension at 31 Fremantle Road
21/02286/APP	Conditional permission for two storey rear/side extension at 77 Meadowcroft
21/02168/APP	Conditional permission for single storey rear extension at 100 Coventon Road
21/01662/APP	Conditional permission for single storey rear extension, extend front roof over open porch at 61 Long Meadow
21/00628/APP	Conditional permission for detached garage at 1 Albert Street
21/00454/APP	Approval for proposed change of use from former B1/B2 use classes to B8 (warehouse) use class and proposed extension at Keranto Ltd The Future Centre Smeaton Close
21/00374/APP	Conditional permission for ground floor and first floor rear extension at 23 Stocklake
19/A3959/NON	Approval for minor amendments to the approved layout of the car park, as follows: Relocation of 5 No. Parent and Toddler spaces (currently they are split in two locations, with the proposals seeking to move them to a single row of

	9 No. spaces); Removing the Avis rental facility and converting this area into 20 No. car parking spaces. Introducing 4 No. EV charging bays - relating to application 19/03959/APP at Land at Tesco Stores Ltd Tring Road
19/A3892/NON	Approval for amendments to the approved layout of the car park, as follows - Relocation of 5 No. Parent and Toddler spaces (currently they are split in two locations, with the proposals seeking to move them to a single row of 9 No. spaces); Removing the Avis rental facility and converting this area into 20 No. car parking spaces. Introducing 4 No. EV charging bays (Tesco already has advertisement consent for the EV Screens/Chargers in this location under Application Ref. 19/03781/AAD) - relating to 19/03892/APP at Land Tesco Stores Ltd Tring Road
18/A3115/DIS	Requirements satisfied with submission of details pursuant to Condition 5 (landscaping) relating to Planning Permission 18/03115/APP at Garage 285G020 St Annes Road
21/02434/APP	Lawful Development Certificate issued for a Proposed Change of use from Class A1 (shops) to a mixed use for as Class A1 (shops) and 2 flats; Works to facilitate the mixed use of the building at 21 Market Square
21/02430/APP	Conditional permission for part 2 storey/part first floor side/front extension at 171 Narbeth Drive

7. NEW LICENSING POLICY CONSULTATION

The new licensing policy was discussed by the committee.

RESOLVED: for the committee clerk to send information to all committee member to add their comments to the consultation and direct any comments added to be included in Aylesbury Town Council response.

8. LISTED BUILDING MAINTENANCE

The committee discussed and shared concerns that the vale has a large list of listed buildings where enforcement should be taken out when the building is being left to decay.

RESOLVED: to ask Buckinghamshire Council what the strategy is to ensure this is being enforced. Would be a great help to have a list of listed buildings in each Town Council ward.

Would be of benefit to work with The Aylesbury Society and Old Town Residents on such matters.

9. CHAIRMAN'S COMMUNICATIONS & CORRESPONDENCE

None received

10. DATE OF THE NEXT MEETING

27 September 2021

The Chairman closed the meeting at 9.14 p.m.

Signed: _____

Date: _____