



**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE  
OF AYLESBURY TOWN COUNCIL HELD IN THE TOWN HALL, 5 CHURCH STREET  
ON MONDAY 16 AUGUST 2021 AT 7.00 p.m.**

**Present: Councillors:**

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

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

There was one member of the public in attendance

*The Chairman called the meeting to order at 7.00pm*

**1. APOLOGIES**

Cllr Hunter Watts – Prior Commitment  
Cllr Azam – Prior Commitment  
Cllr Hussain – Prior Commitment

**2. DECLARATIONS OF INTEREST**

No interests declared

**3. MINUTES**

**RESOLVED:** that the minutes of the meeting held on 2 August 2021 be accepted as a true record and signed by the Chairman.

**4. PUBLIC PARTICIPATION**

One member of public attended to express concerns regarding application 21/03083/COUOR and 21/03147/COUOR  
The committee listened and asked questions regarding the concerns

**5. PLANNING APPLICATIONS**

21/02563/APP Single storey rear extension at 1 Towersey Way

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02598/APP Erection of single storey side extension, drive through collection facility and new glazed shopfront and fenestration at Consult Pharmacy 172 Tring Road

**RESOLVED:** Aylesbury Town Council has no objection to this application but do support the concerns highlighted by Highways regarding the one way system.

21/02772/APP First floor extension on existing ground floor extension, conservatory and loft conversion at 78A Wendover Road

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02810/APP Dropped kerb and block tile drive. Removal of hedges at the front and boundary fence at 18 Holman Street

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02845/APP Single storey front and rear extension and dropped kerb at 8 Granville Green

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02900/APP Erection of two detached dwellings at Land rear to 1 Sheffield Drive

**RESOLVED:** Aylesbury Town Council has no objection to this application but would welcome comments from Highways and details of the refuse collection. Aylesbury Town Council also support EH comments.

21/02901/APP Part single, part two storey rear extension at 258 Ingram Avenue

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02921/APP Single storey side/front extension with two storey side extension at 189 Prebendal Avenue

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02925/APP Single storey front and rear extension, two storey side and rear extension and new drop kerb at 17 Southwold Close

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02948/APP Demolition of garage, loft conversion, erection of single storey side/rear and first floor side / rear extensions. Alterations to roof at 284 Tring Road

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02954/APP Proposed rear conservatory extension at Junipers  
6 Bodiam Close

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02962/APP Demolish existing rear extension. Erection of single  
storey rear extension at 7 Masons Court

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/02963/APP Demolish existing garage. Single storey front  
extension, two storey side and rear, part single storey  
extension at 92 Northumberland Avenue

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/03053/APP The removal of existing 17m monopole and  
associated equipment to be replaced with 1no. 25m  
slimline lattice tower to support 6No. antenna  
apertures; relocation of 1No. 600mm dish to new  
structure; installation of 3No. new 600mm dishes;  
removal of 4No. existing cabinets to be replaced by  
6No. cabinets and ancillary development thereto at  
11-16 Kempson Close

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/03082/APP Variation of condition 2 and 4 relating to application  
17/03662/APP (Single storey rear extension, first  
floor side/ rear extension and part single storey front  
extension) - Approved drawings: Proposed Layout:  
Drawing no:03/05 , Proposed Elevation: Drawing no:  
04/05 to be replaced with Drawing no: Proposed  
Elevation and DS53PR PE, Proposed Layout: DS53PR  
PL at 53 Paterson Road

**RESOLVED:** Aylesbury Town Council has no objection to this application.

**21/03083/COUOR** Determination as to whether prior approval (Class O)  
is required in respect of transport & highway impact,  
contamination risk, flooding and noise for the  
conversion of B1 Offices into 144 residential  
flats at Building  
3 Bear Brook Office Park Walton Street

**RESOLVED:** Aylesbury Town Council objection to this application.  
The proposed is over development and the committee have great  
concerns for potential residents amenities. The committee would  
welcome a comment from Environmental Health regarding circulation of  
fresh air.

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, there is no open space nearby, 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 question the access for those with disabilities as well as availability of electric charging points.

Aylesbury Town Council ask that if this application is accepted that Social housing be requested , with the maximum amount available be provided. Aylesbury Town Council ask for this application to be considered through a full planning application and should not be given prior approval.

21/03088/AAD      One fascia sign, one projecting sign and two internal digital screens at Greggs Unit 1, Market House Market Square

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/03093/APP      Single storey side/rear extension and removal of chimney stack at 8 Connaught Road

**RESOLVED:** Aylesbury Town Council has no objection to this application.

21/03147/COUOR      Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices (first floor) to form 45 residential units (C3) at Target House 72 - 80 Gatehouse Road

**RESOLVED:** Aylesbury Town Council objection to this application as it will have a detrimental impact on the area and offers potential residents a sever lack of amenities. The IT infrastructure from former use is in place, surely this should be utilised to accommodate future blue chip industries and stay as office space.

The committee ask that this application be considered through a full planning application process and should not be given prior approval.

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Aylesbury Town Council ask that if this application is accepted that Social housing be requested , with the maximum amount available be provided.

6.

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

21/00997/APP	Conditional permission for raising of roof ridge height to provide first floor accommodation, two storey rear extension, partial demolition of garage, additional vehicular access and hardstanding, and changes to doors and windows at 13 Northumberland Avenue
21/01230/ACL	Certificate for a Lawful Development for proposed installation of rooflights to the rear elevation roof and conversion of existing loft at 14 Archer Drive
21/01610/DIS	Requirements satisfied for details pursuant to Condition 8 (drainage) for the relating to CC/0071/18 at Thomas Hickman School Belgrave Road
21/01632/APP	Conditional permission for two storey and single storey side extension at 20 Tiverton Crescent
21/01888/APP	Conditional permission for first floor front extension at 42 Dalesford Road

- 21/02066/APP Conditional permission for single storey detached outbuilding (Summerhouse) with a pent roof (retrospective) at 7 Ballard Close
- 21/02193/APP Conditional permission for demolition of existing conservatory, erection of a single and part two storey rear extension at 1 Lautrec Way
- 21/02303/APP Conditional permission for first floor side extension with roof over porch and single storey rear extension - Amendment to 20/02457/APP at 10 Como Road
- 21/02365/ATN Permission to proceed with Telecommunications equipment Land At Ellen Road
- 21/02572/HPDE Refusal for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.6m at 3 Cottesloe Road

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

**RESOLVED:** To cancel Planning meeting on 31 August 2021

CLlr Sherwell raised a point for future discussion, Enforcing maintenance of listed building. The chair advised this would be added to the next Planning Meeting agenda.

**8. DATE OF THE NEXT MEETING**

13 September 2021

**The Chairman closed the meeting at 8.38 p.m.**

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

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