



AYLESBURY
TOWN COUNCIL

Minutes of the Planning & Licensing Committee of Aylesbury Town Council held in the Town Hall, 5 Church Street on Monday 18 July 2022 at 7pm.

Present: Councillors: M. Azam
C. Hendren
T. Hunter Watts
M. Willis (Chair)
M. Baldwin (Sub for Cllr Sherwell)
R. Lloyd (Sub for Cllr Wadhwa)

Officer Present: Jane Eden (Committee Clerk)

There were no members of public in attendance

1. **Apologies**
Apologies received from Cllr Wadhwa (Prior Commitment) and Cllr Sherwell (Prior Commitment)
2. **Declarations of interest**
None
3. **Minutes**
Resolved: that the minutes of the meeting held on 4 July 2022 be accepted as a true record and signed by the Chairman.
4. **Public participation**
No members of the public present
5. **Planning applications**
18/04346/AOP Outline planning application (with all matters reserved except for principal means of access to the highway) for mixed-use development including up to 1,400 residential dwellings (Class C3), a primary school, a community building (Class F), a Gypsy and Traveller site comprising 5 pitches, multi-functional green infrastructure including a linear park and recreation / play areas, re-alignment of the Stoke Brook with the creation of associated wetland

habitat, and provision of infrastructure including the South West Link Road, cycling and walking links, flood attenuation measures and other ancillary works, and the demolition of The Oaks at Land At South West Aylesbury

Resolved: Aylesbury Town Council Object to this application as it is over development of the site. There is not a single house that falls in the Aylesbury Parish, however, all the local amenities that will be utilised by these new residents. This new development should be included in the Aylesbury Parish to ensure the resources and service's being considered can be adequately supported.

What will the designation of the wet land be ? Will it be a dedicated reservoir to alleviate the land in times of flooding?

Aylesbury Town Council note there is no statement from the Garden Ways Team.

Pressure on already overwhelmed Education and Health services will have a detrimental impact on residents access to amenities.

Aylesbury Town Council would like to see a significant increase in social housing especially for families. Aylesbury Town Council support comments made by the Affordable Housing Team at Buckinghamshire Council.

Aylesbury Town Council have concerns for the increase in development density for the area due to the potential flooding of certain areas.

Aylesbury Town Council would like to see higher standards of insulation alongside the climate change targets. Electric car charging points for all household and given the changing nature of life work balance allowances for working from home in the design of new homes.

22/01867/APP Replacement of garage door at Wakefield Building Services Ltd 32 Castle Street

Resolved: Aylesbury Town Council have no objection to this application

22/01868/ALB Listed building for replacement of garage door at Wakefield Building Services Ltd 32 Castle Street

Resolved: Aylesbury Town Council have no objection to this application

22/01958/APP Conversion and extension of existing detached double garage to form dwelling at 108 Whaddon Chase

Resolved: Aylesbury Town Council object to this application as it is over development of the site and an inappropriate location for this type of development. The proposed will have a detrimental impact of resident and neighbours amenities. The Town Council support comments from Highway.

22/02056/APP Householder application for single storey front/rear extension at 1 Long Meadow

Resolved: Aylesbury Town Council have no objection to this application

22/02086/APP Householder application for single storey front extension at 47 Narbeth Drive

Resolved: Aylesbury Town Council have no objection to this application

22/02100/APP Householder application for single storey rear and part side extension at 57 Ebble Close

Resolved: Aylesbury Town Council have no objection to this application

22/02127/APP Householder application for demolish side garage. Erection of new single storey side garage, two storey side extension, single storey rear extensions (part retrospective) at 284 Tring Road

Resolved: Aylesbury Town Council have no objection to this application

22/02133/PAPCR Prior approval for the change from Commercial, Business and Service use (Class E) to residential use (Class C3) (Schedule 2, Part 3, Class MA) for the conversion of 2nd floor to form 18 residential units at McAfee Security Ltd Target House 72-80 Gatehouse Road

Resolved: Aylesbury Town Council continue to 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.

22/02134/APP Variation of condition 2 (Approved plans) attached to planning permission 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) to take account of the new side facing window and allow for restricted opening as shown on the proposed plans at 9 Buttermere

Resolved: Aylesbury Town Council refer this back to the case officer. Aylesbury Town Council have concerns that there are enforcement issues regarding this current proposal and what has already been development.

22/02135/APP Conversion of existing first floor and loft conversion to new flat at 40B Cambridge Street

Resolved: Aylesbury Town Council have no objection to this application

22/02149/APP Householder application for demolition of detached garage. Erection of two storey side extension and single storey front porch at 5 Mandeville Road

Resolved: Aylesbury Town Council have no objection to this application

22/02159/APP Householder application for enclosed roof terrace (retrospective) at 29 Granville Street

Resolved: Aylesbury Town Council have no objection to this application but would like to see Building Regs inspect the structure to ensure its fit for purpose.

22/02162/APP Householder application for single storey front and rear extensions, loft conversion which would include a rear dormer and the demolition of two outbuildings and erection of a replacement single storey outbuilding at 2A Fremantle Road

Resolved: Aylesbury Town Council have no objection to this application but do ask for a condition to be given asking that any damage to grass verges be rectified.

22/02172/APP Erection of three industrial units (flexible use Classes E(g) ii, iii and B2 and B8) and associated works at land off Farmbrough Close

Resolved: Aylesbury Town Council have no objection to this application

22/02179/APP Householder application for first floor rear extension with new drop kerb at 8 Priory Crescent

Resolved: Aylesbury Town Council have no objection to this application

22/02182/AAD Display of 1no sign A - illuminated Universal flexface sign (11000 x 5000mm) and 2no sign B and C - Non illuminated flexface sign (3200 x 2000mm) at Currys & PC World 1 -2 Aylesbury Shopping Park Cambridge Close

Resolved: Aylesbury Town Council have no objection to this application

22/02215/APP Householder application for single storey front extension at 37 Tyne 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.**

22/A0631/NON Approval for non-material amendment to planning permission 22/00631/APP (Householder application for single storey front infill extension and single storey rear extensions with removal of existing conservatory) at 49 Mellstock Road

22/01813/ALB Listed building consent for repair of dormer window, replacement of timber sashes and renewal of external weathering at 26 St Marys Square

22/01752/APP Approval for demolition of existing porch and erection of a single storey front extension at 29 Ambleside

22/01660/APP Approval for part single and two storey rear extension and two storey side extension, including enclosing the existing front porch, replacing windows with new and rendering parts of the existing house at 7 Coventon Road

* 22/01632/APP Refusal for erection of dwelling at 14 Elm Farm Road

22/01625/APP Approval for replacement of existing first floor hanging wall tiles from green to grey at 48 Cubb Field

22/01594/APP Approval for single storey rear extension and canopy over front door at 5 Charmfield Road

22/01539/APP	Conditional permission for erection of porch and canopy to front, Part ground, part first floor extension to rear and outbuilding at 17 Carlton Close
22/01507/APP	Approval for two storey side extension and garage conversion at 5 Turner Close
22/01413/APP	Conditional permission for part single storey front, two storey side and single storey rear extensions, two additional rooflights to front elevation, rear dormer, conversion of loft to habitable space and change of existing plain tiles to interlocking concrete tiles (Retrospective) at 34 Westmorland Avenue
21/A2450/DIS	Requirements satisfied for condition 3 (full details of the window) of listed building consent ref 21/02450/ALB at The Foot Clinic 12 Bourbon Street
21/A2449/DIS	Requirements satisfied for condition 3 (full details of the window) of planning approval ref 21/02449/APP at The Foot Clinic 12 Bourbon Street
21/04734/APP	Conditional permission for removal of existing garage and erection of single storey rear and side extension at 213 Tring Road

7. **Chairmans communications & correspondence**

Resolved: Aylesbury Town Council have no objection to The Petri Dish Licensing application.

8. **Date of the next meeting**

Monday 1 August 2022

The Chairman closed the meeting at 8.09 p.m.

Signed: _____

Date: _____