



**AYLESBURY**  
TOWN COUNCIL

**Minutes of the Planning & Licensing Committee held on  
Monday 18 December 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 Willis

**Councillors:** A Sherwell C Hendren S Bateman (Sub) P Koya (Sub)

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

**1. Apologies**

Apologies received from Cllr Hussain (Prior Commitment), Cllr Hunter Watts (Work Commitment), Cllr Azam (Personal Commitment) and Cllr Wadhwa (Illness)

**Resolved:** To unanimously agree that the above apologies be received and accepted

**2. Declarations of interest**

Cllr Bateman stated that she had been approached by a member of the public regarding application 23/03739/APP 32 Caste Street.

**3. Minutes**

**Resolved:** that the minutes of the meeting held on 4 December 2023 be accepted as a true record and signed by the Chairman.

**4. Public participation**

There was one member of the public in attendance, they spoke regarding application 23/03739/APP 32 Castle Street. They identified concerns for the proposed application.

**5. Planning application**

23/02992/APP Installation of new shop front, change of use of first floor.  
Construction of two storey rear extension at first and second floor incorporating boxed dormer to front in connection with conversion of first and second floor to create 1 no. x 2 bed flat with entrance at ground floor to front at Leatherland 15 Cambridge Street

**Resolved:** Aylesbury Town Council object to this application the front dormer of the design is not in keeping with the street scene. If this application was to be approved, Aylesbury Town Council also have concerns regarding bin storage and construction access now the access road is pedestrianised and narrow.

23/03379/ALB Listed building application for Installation of new shop front, change of use of first floor. Construction of two storey rear extension at first and second floor incorporating boxed dormer to front in connection with conversion of first and second floor to create 1 no. x 2 bed flat with entrance at ground floor to front at Leatherland 15 Cambridge Street

**Resolved:** Aylesbury Town Council object to this application the front dormer of the design is not in keeping with the street scene. If this application was to be approved, Aylesbury Town Council also have concerns regarding bin storage and construction access now the access road is pedestrianised and narrow.

23/03398/APP Householder application for single storey rear extension at 71 Witham Way

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

23/03406/VRC Variation of condition 2 (approved plans) 6 (landscaping scheme) relating to application 20/01660/APP (Demolition of annexe building and plant room and erection of 64 dwellings, decommissioning of existing access point on Fowler Road (south) and creation of new access point on Fowler Road (west), and associated parking and landscaping) at Land Surrounding Oxford House Oxford Road

**Resolved:** Aylesbury Town Council object to this application. There are grave concerns regarding the new access point as this will intensify the levels of pollution from this already congested road network due to the increase of static vehicles leading to a detrimental impact on the current and future residents of the surrounding estates.

23/03558/APP Erection of internal lobby with door to ground floor retail unit and door to first and second floor forming two bed flat at 6 Temple Street

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

23/03559/ALB Listed building application for erection of internal lobby with door to ground floor retail unit and door to first and second floor forming two bed flat at 6 Temple Street

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

23/03589/APP Householder application for demolish existing single storey side garage. Erection of two storey side and rear extension, single storey rear and single storey front extensions, fenestration and material updates to front elevation at 10 Oulton Close

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

23/03598/ALB Listed Building application for part demolition of boundary wall, reinstatement of wall and replace with timber fence with natural screening (retrospective) at Green End House, 10 Rickfords Hill

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

23/03610/APP            Householding application for single storey side and rear extensions, two storey front infill extension and annexe outbuilding at 48 Wendover Road

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

23/03626/APP            Householder application for loft conversion with rear dormer, front rooflights, and front solar PV panels. Change flat roof to pitched roof on side extension, construction of single storey front and rear extensions and single storey rear detached outbuilding. Render of external walls at 345 Tring Road

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

23/03640/APP            Householder application for removal of existing conservatory. Erection of a two-storey part first floor rear extension. Erection of conservatory, insertion of roof window and fenestration changes (Previous approval 23/02798/APP) at 14 Lynwood Road Aylesbury

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

23/03644/APP            Householder application for conversion of garage into habitable room and relocation of front door at 9 Avon Place

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

23/03649/AAD            Displaying of hoarding/projecting illuminated store sign displaying "Slamburger" and window electronic display (Retrospective) | 4 Villiers Buildings Buckingham Street

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

23/03650/AAD            Displaying of hoarding/projecting illuminated store sign displaying 'Falcon247' and window electronic display (Retrospective) at 3 Villers Buildings Buckingham Street

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

23/03652/APP            Householder application for single storey front and two storey side and rear extensions at 15 Russell Avenue

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

23/03671/APP            Householder application for single storey front extension at 51 Prebendal Avenue

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

23/03683/APP            Householder application for erection of aluminium frame with polycarbonate panels patio cover (retrospective) at 6 Fuggle Drive

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

23/03686/APP            Householder application for two storey front extension at

6 Coppice Close

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

23/03696/AAD            Display of illuminated business sign (retrospective) at Ceylon Dosa Ltd 73 Buckingham Street

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

23/03702/APP            Change of use from Indian restaurant to Asian Cake and sweet shop with removal of existing shopfront and illuminated signs and installing new timber painted shopfront with new timber painted windows and Illuminated Signs/ installation of new rear upvc door to new rear staircase at 1 - 2 Villiers Buildings Buckingham Street

**Resolved:** Aylesbury Town Council has no objection to this application but would like to ask that the current style of the ground floor windows be retained as they are unique and add character to the street scene.

23/03703/APP            Change of use from first floor accommodation to 3 HMO rooms with new rear upvc windows and timber painted windows to front at 1 - 2 Villiers Buildings Buckingham Street

**Resolved:** Aylesbury Town Council has no objection to this application but would like to ask that the current style of the ground floor windows be retained as they are unique and add character to the street scene.

23/03710/APP            Part change of use of existing garden building into barber shop at 138 Grenville Road

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

23/03726/VRC            Variation of condition 5 and 6 (materials) 19 (bin and recycle storage) and removal of 1,2,7,8,11,12,13,16,17,18,19 (approved by discharge) relating to application 20/00294/APP (Variation of Condition 23 and 25 of planning permission 17/00554/APP and 17/A0554/NON Approved Plans - Alterations to the service yard area to accord with business operations for Sainsbury's. Replacement of drawing references to the following: Site Location Plan (drawing ref. CHQ.16.12080-PL01-A); Existing Site Plan (drawing ref. CHQ.16.12080-PL02); Existing Site Sections (drawing ref. CHQ.16.12080-PL03); Proposed Site Plan (drawing ref. CHQ.16.12080-PL04C); Proposed Store Plan (drawing ref. CHQ.16.12080-PL05B); Proposed Roof Plan (drawing ref. CHQ.16.12080- PL06C); Proposed Elevations (drawing ref. CHQ.16.12080- PL07B); Proposed Site Sections (drawing ref. CHQ.16.12080-PL08C) and Proposed service yard section (drawing ref. CHQ.16.12080-PL09A) at Land East Of Gatehouse Road Bicester Road

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

23/03733/APP            Householder application for garage conversion, single storey side and rear extensions, new log fire metal flue pipe and alterations to rear patio (amendment to 22/01140/APP) at 6 Bateman Drive

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

23/03739/APP Change of use and conversion of existing storage building to a single residential dwelling (C3 Class Use) at 32 Castle Street

**Resolved:** Aylesbury Town Council object to this application as it will have a detrimental impact of the neighbour's amenities. This application needs to provide allocated parking due to the density of parking needs in and around the Castle Court area. There is a query regarding the land ownership of the red line provided, and if the applicant owns all of this. Aylesbury Town Council would ask for a bat and swift survey as there have been reported sightings of nesting in the barn. Should the application be given permission the following conditions are requested - ground floor windows be frosted, working hours of construction be considerate and noise kept to a minimum, the access roads are narrow and congested and cause chaos when closed.

23/03740/ALB Listed building application for change of use and conversion of existing storage building to a single residential dwelling (C3 Class Use) at 32 Castle Street

**Resolved:** Aylesbury Town Council object to this application as it will have a detrimental impact on the neighbour's amenities.

A member of the public has brought to the attention of the committee that the current windows may not be approved for a listed building. Aylesbury Town Council would ask for this to be investigated.

Likewise, the committee ask if bi-folding doors are in keeping with the design conditions for a listed building.

Aylesbury Town Council would ask for a bat and swift survey as there have been reported sightings of nesting in the barn. Should the application be given permission the following conditions are requested - ground floor windows be frosted, working hours of construction be considerate and noise kept to a minimum, the access roads are narrow and congested and cause chaos when closed.

23/03748/APP Amalgamation of Nos.1 and 2 Croft House with demolition of existing adjoining garage and provision of replacement linked single storey ground floor extension, change of use from dwellinghouse (Use Class C3b) to a small children's home for Buckinghamshire Council Leaving Care Service (Use Class C2), installation of solar panels on side roof slope and creation of 3no. parking spaces including 1no. disabled parking space at 1 And 2 Croft House Croft Road

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

23/03761/APP Householder application for single storey front/side extension to form ancillary annexe for family member. Extension of existing 2m high boundary wall at 13 Camborne Avenue

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

23/03774/DIS Submission of details for approval pursuant to the discharge of Condition 1 Plans and Specifications approval reference 22/01576/HS2 relating to the verge proposals for A418 Oxford Road overbridge, Located to The South-West of Aylesbury and South of the Existing A418 Oxford Road,

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

23/03665/AAD Display of full frontal 3d sign displaying the Burger Daddy signage and side sign, side sign displaying the Burger Daddy Logo, top floor front graffiti displaying a burger art, side Building graffiti displaying Burger Daddy (retrospective) at Doner and Gyros 75 Buckingham Street

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

23/03746/AAD Display of entrance sign (retrospective) at Hartwell Day Centre Thame Road South Aylesbury

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

23/03818/APP Installation of an electric substation at Building 3 Bear Brook Office Park Walton Street

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

23/03846/APP Householder application for single storey front extension and porch, single/two storey rear and side extension. insertion of window to side elevations at 14 King Edward Avenue

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

23/03867/APP Householder application for drop kerb at 161 Fowler Road

**Resolved:** Aylesbury Town Council object to this application as the drop kerb will lead to the existing parking bay available for residents to park being rendered unusable, therefore having a detrimental impact to residents. There is also a streetlight in the sight path of where this drop kerb would be situated making it unsuitable when joining the highway. Aylesbury Town Council ask to see a comment from Highways for this application.

23/03888/APP Householder application for erection of garden room at 40 Havelock Street

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

23/03913/APP Householder application for demolition of conservatory and erection of single storey rear extension at 93 Churchill Avenue

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

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

23/03658/CPL Certificate of permitted development for outbuilding at 69 Russell Avenue

23/03611/CPL Certificate of permitted development for vehicular access and driveway at 10 Elmhurst Road

23/03698/ALB Application withdrawn for Listed building application for Part demolition of boundary wall, reinstatement of wall and replace with timber fence with natural screening (retrospective) at Green End House 10 Rickfords Hill

23/03450/CPL	Certificate of permitted development for drop kerb and grass block pavers at 21 Clinton Crescent
23/03325/APP	Conditional permission for single storey front porch at 22 Camborne Avenue
23/03263/APP	Conditional permission for demolition of existing porch and erection of single storey front extension at 47 Long Meadow
23/03186/APP	Conditional permission for single storey rear flat roof extension with roof lights at 15 Highbridge Road
23/03177/APP	Conditional permission for single storey rear extension and outbuilding at 119 Old Stoke Road
23/03108/APP	Approval for conversion of existing office space to habitable living space, to include alterations to adjacent living space (flat) of same address at 12A Bourbon Street
23/02399/VRC	Approval for 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 7,500m <sup>2</sup> of B2/B8 floorspace with means of access from Rabans Close) at Land To The East And West Of Rabans Lane
22/A3645/NON	Approval for proposed non-material amendment to planning permission 22/03645/APP (Proposed external alterations including upgrading cladding and glass screens with new opening windows) at Virginia House 50 Walton Street
22/03793/APP	Approval for erection of a B8 warehouse adjacent to the existing building to accommodate 3 separate storage units with associated welfare facilities, reconfiguration of the car parking layout with associated external works for additional parking and new boundary treatments at Ertone Plastics Limited Unit 3 Telford Close

## 7. Chairmans communications & correspondence

The chair gave feedback on a Buckinghamshire Council Strategic Sites Committee meeting he attended on Friday 15 December regarding Bucks C C Sport and Social Club. The application has been deferred.

## 8. Date of the next meeting

It was proposed that the next official meeting date of 2 January 2024 be cancelled. All members were in agreement.

The next meeting will be Monday 15 January 2024

The Chairman closed the meeting at 8.25 p.m.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_