



**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE  
OF AYLESBURY TOWN COUNCIL HELD IN THE TOWN HALL, 5 CHURCH STREET  
ON MONDAY 21 JUNE 2021 AT 7.00 p.m.**

**Present: Councillors:** M. Willis (Chair)  
T. Dixon  
T. Hunter Watts  
M. Azam  
C. Hendren  
N. Hussain

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

There were two member of the public in attendance

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

1. **APOLOGIES**  
Apologies received from Cllr Sherwell (Prior Commitment) and Cllr Summer (Prior Commitment)
2. **DECLARATIONS OF INTEREST**  
No declarations
3. **MINUTES**  
**RESOLVED:** that the minutes of the meeting held on 7 June 2021 be accepted as a true record and signed by the Chairman.
4. **PUBLIC PARTICIPATION**  
A member of the public spoke regarding application 21/02059/APP. Another member of the public discussed application 20/00433/APP. The committee listened and considered the comments.
5. **PLANNING APPLICATIONS**  
21/01256/APP      Erection of dwelling at 115 Penn Road  
  
**RESOLVED:** Aylesbury Town Council Object to this application as it is in contradiction of the adopted Southcourt Technical Document. The proposed is a separate dwelling and not in keeping with the street scene and will have a detrimental impact on the surrounding area.  
  
21/01113/AAD      Installation of replacement illuminated and non illuminated signs to exterior of the building at Dairy Maid Ph Dunsham Lane  
  
**RESOLVED:** Aylesbury Town Council has no objection to this application

21/01643/APP Replace driveway with block paving, replace open porch with enclosed porch at 10 Gogh Road

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

21/01882/ACL Application for a Lawful Development Certificate for an existing use of a conservatory at 35 Finmere Crescent

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

21/01884/APP Installation of shop shutter and awning at 7-9 Kingsbury

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

21/01888/APP First floor front extension at 42 Dalesford Road

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

21/01914/APP Change of use of land from amenity to domestic residential garden (retrospective) at 2 New Meadow

**RESOLVED:** Aylesbury Town Council Object to this change of use for the land as it will have a detrimental impact on surrounding residents. The proposed would set a precedent for future applications and is in contradiction with the adopted Bedgrove Agreement.

21/01916/AAD Erection of display of advertisements around whole site at Land adjacent Gatehouse Road

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

21/01925/APP Erection of retail unit at 11 Dunsham Lane

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

21/01933/APP Single storey rear extension at 6 Tavistock Walk

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

21/01935/APP Erection of apartment building containing 5no 1 bedroom flats with associated parking and landscaping at 63 Wendover Road

**RESOLVED:** Aylesbury Town Council Object to this application as the proposed is incongruous to the area. The proposed is over development and will have a negative impact on neighbours amenities.

21/01947/APP Two storey side extension and porch at  
1 Primrose Drive

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

21/01951/APP Single storey rear extension at 23 Provis Wharf

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

21/01972/APP Demolition of attached side garage. Erection of two  
storey side extension. Mono pitched roof to existing  
porch at 26 Westmorland Avenue

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

21/01973/ALB Replace second floor front sash window and frame to  
front of property with new double glazed timber/sash  
frame at 2 St Marys Square

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

21/01994/APP Single storey front/side extension at  
3 Northumberland Avenue

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

21/02004/ACL Application for a certificate of lawfulness for existing  
use of annex at 17 Chalgrove Walk

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

21/02053/AOP Variation of condition 3 attached to planning  
permission 15/03806/AOP (Outline application with  
principal means of access to be considered and all  
other matters reserved for the construction of up to  
400 dwellings (C3 use class), Hotel, Pub and/or  
Restaurant (C1/A3 use class), extra care housing  
(C2/C3 use class) (80bed), 5,000 square metres of  
employment floorspace (B1 use class), a local centre  
(A1/A2/A3 use class). Public open space, play  
areas, water meadow and associated infrastructure  
including roads) - new replacement parameter plan  
drawings at Land North Of Aston Clinton Road  
(Former Aston Clinton MDA Site) Weston Turville

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

21/02059/APP One and half storey side extension, loft conversion  
and single storey front and rear extensions at  
14 Heron Close

**RESOLVED:** Aylesbury Town Council Object to this application as it is over development and not in keeping with the street scene. The proposed will have a detrimental impact on the street scene and neighbours amenities.

21/02066/APP      Single storey detached outbuilding (summerhouse) with a pent roof at 7 Ballard Close

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

21/02068/APP      Demolish existing single storey side building. Erection of a two storey side/rear part single storey extension at 55 Churchill Avenue

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

21/02078/AAD      New illuminated fascia with TSB logo x 1, new illuminated projecting sign with TSB logo x 1, TSB new ATM surround x 1 and new double sided A frame x 1 at 1-3 Market Street

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

21/02100/AAD      1no Sign A illuminated universal flexface sign (11000 x 5000mm), 2no – sign B/C – Non illuminated flexface sign (3200 x 2000mm) 1 no – Goods in panel (800 x 515mm) 1 no Vinyl graphic (2610 x 2510mm) at Currys & PC World 1-2 Aylesbury Shopping Park Cambridge Close

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

21/02116/APP      Single storey outbuilding at 138 Buckingham Road

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

21/02128/APP      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

**RESOLVED:** Aylesbury Town Council can not object to this application but are disappointed at the lack of affordable housing being provided and have grave concerns for the increasing burden on scarce off street parking in the Town Centre

21/02131/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 (first floor) to form two residential units (C3) at 35 – 37 New Street

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

21/02168/APP Single storey rear extension at 100 Coventon Road

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

6.

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

20/04417/APP	Conditional permission for various external alterations at Sloane/Sweda House 24-30 New Street
21/00180/APP	Conditional permission at first Floor and single storey side/rear and front extensions with internal alterations at 2 Sheffield Drive
*21/00607/APP	Refusal for change of use from HMO (C4) to large HMO and extension of properties to include a loft conversion and rear extension at 18-20 Bicester Road
21/00656/APP	Approval for conversion of first floor into 3 self-contained flats at Bakery House 27 - 29 Buckingham Street
21/00854/APP	Conditional permission for first Floor rear extension with new front window and side windows with Juliet balcony at 61 Bicester Road
21/00903/ACL	Certificate of lawful development for a Proposed single storey garden outbuilding at 56 Clinton Crescent
*21/00969/APP	Refusal for Single storey front and side extension at 92 Northumberland Avenue
21/01010/BED	Approval for Erection of summer house at 10 Aplin Road
21/01043/APP	Approval for extend existing patio to side of the building, new posts with festoon lighting, 1200mm fencing to the

	side and front of patio and 2000mm fence to rear at Dairy Maid Ph Dunsham Lane
21/01050/APP	Application withdrawn for erection of two storey side and rear extension to 2no. neighbouring dwellings (No.s 27 & 29), single storey front extension to No. 29 and first floor rear balcony to No. 27 at 27 And 29 Northfield Road
21/01113/AAD	Consent for installation of replacement illuminated and non illuminated signs to exterior of the building at Dairy Maid Ph Dunsham Lane
21/01131/APP	Conditional permission at single storey rear extension at 31 Abbots Road
21/01194/APP	Approval for installation of external pump and water storage tank enclosure at Seabrook Court Bierton Road
21/01195/APP	Approval for installation of external pump and water storage tank enclosure at The Elms Verwood Road
21/01231/APP	Conditional permission for removal of existing car port and out-building and erection of new garage and out-building at 11 New Meadow
21/01244/ACL	Refusal for application for a Lawful Development Certificate for the 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
21/01250/APP	Conditional permission for single storey rear extension at 20 Eliot Close
21/01282/APP	Conditional permission for front porch extension and garage conversion at 105 Welbeck Avenue
21/01304/ACL	Refusal for application for a Lawful Development Certificate for the proposed demolition of existing attached single garage and car port. Erection of single storey side extension with associated services at 14 Wynford Green
21/01316/APP	Approval for change of use to bus depot (sui generis), erection of detached workshop building with bus parking area (Part Retrospective) at International House 3 Griffin Lane
21/01373/ACL	Certificate of a Lawful Development Certificate for extension of existing out-building in rear garden at 15 Gatehouse Road

21/01374/APP	Conditional permission for two storey side and rear extension, single storey rear extension and associated internal alterations at 68 Clinton Crescent
*21/01399/APP	Refusal for single storey rear extension at 76 Chiltern Street
21/01402/APP	Conditional permission for single storey front extension at 33 Howard Avenue
21/01497/APP	Application withdrawn for construction of garage and extension of vehicular dropped kerb at 2 New Meadow
21/01538/APP	Conditional permission for single storey side extension at 31 Mellstock Road
21/01567/APP	Conditional permission for demolition of existing garage and shed, single storey side and rear extension with rear garden building at 56 Aplin Road
21/01613/ATP	Approval for T1 - Horse Chestnut - Fell The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Estimated costs of repair to the building are ?35k if the influence of the tree(s) remain and ?6.5k if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e). Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = ?41.5k It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s). Note: Further monitoring results may be submitted if these become available during the course of this application at 116 Tring Road
21/01684/AAD	Approval for sign A - 1off internally illuminated folded dibond 'MG Motor' fascia @ 15000(w) x 900mm, Sign B - 1off non illuminated free standing single sided folded dibond 'MG Motor Opening Hours' welcome sign @600(w) x 2000mm (retrospective) at MG Perrys Griffin Lane
21/01832/BED	Approval for replacement Porch at 34 Long Meadow

7.

**CHAIRMAN'S COMMUNICATIONS & CORRESPONDENCE**

Temporary Traffic Regulations Order, Gatehouse Road. 8am - 18.00 10-18 July for 2 weekends.

8.

**DATE OF THE NEXT MEETING**

5 July 2021

The Chairman closed the meeting at 8.27 p.m.

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

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