



**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE  
OF AYLESBURY TOWN COUNCIL HELD IN THE TOWN HALL, 5 CHURCH STREET  
ON MONDAY 22 NOVEMBER 2021 AT 7.00 p.m.**

**Present: Councillors:** M. Azam  
T. Dixon  
C. Hendren  
A. Sherwell  
M. Willis (Chair)

S. Bateman (Sub for Cllr Hunter Watts)

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

There were 3 members of the public in attendance

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

**1. APOLOGIES**

Cllr Summers Unwell  
Cllr Hunter Watts Work Commitment

**2. DECLARATIONS OF INTEREST**

None declared

**3. MINUTES**

**RESOLVED:** that the minutes of the meeting held on 8 November 2021 be accepted as a true record and signed by the Chairman.

**4. PUBLIC PARTICIPATION**

Members of the public outlined their concerns for proposed development at 23 Ashley Row, 21/04225/AOP. The committee listened and considered the information.

**5. PLANNING APPLICATIONS**

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

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

21/02941/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 to form 74 residential units (C3) at First floor & third floor Oxford House, Oxford Road

**RESOLVED:** Application had already been determined. Clerk to send officers report to committee members for knowledge.

21/03840/APP      Conversion of existing storage/meeting room into 2no residential studios at 33 Tring Road

**RESOLVED:** Aylesbury Town Council wishes to object to the conversion from meeting room to two bedsits.

The application does not feature any reference to the living space available to potential residents, under the National Minimum Space Standards residents should have available 39m<sup>2</sup> with a further 1m<sup>2</sup> of storage.

This building would seem to the committee to be wholly unsuitable to be used as a home, the buildings construction is a simple concrete panel system, such as might have been used for a garage, the submitted plans show this construction with no insulation, there is also a lack of information about any heating system for the homes from this application.

The committee does not feel that this construction is suitable to be used as a permanent home.

21/03875/APP      Householder application for single storey side extension at 57 Tyne Road

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

21/03992/APP      Householder application for proposed single storey front and rear extensions at 8 Grenville Green

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

21/04025/APP      New roller shutter doorway and new sale entrance. Brick up windows and reclad building. Replacement of steel entrance gates. Erection of external fencing. Replace racking with new at Jewson Ltd Gatehouse Way

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

21/04113/APP Development comprising the demolition of existing industrial buildings and the erection of new buildings (5no. units) for flexible Class E (industrial), B2 general industrial and B8 storage/distribution including ancillary offices, landscaping, access points off Gatehouse Close, car parking, cycle parking and associated engineering works at Land at Gatehouse Close Former Moeller Complex

**RESOLVED:** Aylesbury Town Council have no objection to this application and are pleased to see the installation of electric charging points. Aylesbury Town Council would like to ask that businesses moving in do not put any current business or organisation at risk. The committee welcome commercial land being developed as commercial land, a real benefit to the town.

21/04124/AAD Display of 4x fascia signs, 1x projecting sign, printing vinyl door sticker, di-bond access sign and 6x panel sign hung in windows at Co-operative Funeral Services 73 Park Street

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

21/04172/APP Householder application for demolition of first floor side extension and erection side garage at 4 Turnfurlong Lane

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

21/04177/APP Householder application for first floor rear extension and rear dormer at 27 Kings Road

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

21/04178/APP Householder application for first floor rear extension at 28 Kings Road

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

21/04189/AOP Outline planning application for the demolition of two existing prefabricated single storey buildings and reconfigure the existing Car Park A to create a large Car Park at Stoke Mandeville Hospital Mandeville Road

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

21/04194/APP Householder application for single storey rear extension at 57 Elmhurst Road

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

21/04208/APP Householder application for single storey rear extension at 67 Rowland Way

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

21/04215/APP Demolition of existing training tower and erection of replacement tower at Bucks and MK Fire Authority Headquarters Stocklake

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

21/04225/AOP Outline planning permission with all matters reserved for the erection of one dwelling at R/O 23 Ashley Row

**RESOLVED:** Aylesbury Town Council object to this application as it is not in keeping with the street scene, will have a detrimental effect on the surrounding neighbour's amenities and the accommodation being proposed is substandard and does not satisfy housing needs. The committee are concerned for pedestrian safety as there is no pavement in front of the proposed development.

21/04236/BED Householder application for front porch at 48 Queens Mead

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

21/04263/APP Variation of condition 2 (Materials) attached to planning permission 21/01751/APP (Demolition of existing single storey rear conservatory erection of single storey rear extension) The materials to be used in the development shall be as specified on the submitted application form, except for the wall finish which is to be a smooth render throughout the property at 37 Turnfurlong

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

21/04268/ALB Listed building application for structural works to stabilize the roof and ceiling structure at Fever and Boutique 14 Kingsbury

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

21/04276/APP Householder application for a part demolition of existing single storey side extension and erection of new garage at 16 Broughton Avenue

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

21/04301/APP Renewal of temporary building for 4 years (renewal of approval 17/03762/APP) at St Clares Catholic Church Elmhurst Road

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

21/04314/APP Householder application for removal of flat roof and replace with pitched roof above garage/porch, replacement of front door and side opaque glass and render front area by porch and side garage wall (retrospective) at 27 Langdon Avenue

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

21/04316/APP Householder application for demolition of existing single storey garage, erection of two storey side extension, single storey front and rear extensions and removal of flat roof and formation of pitched roof over existing rear extension at 15 Northumberland Avenue

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

21/04330/APP Householder application for first floor rear extension with new front window and side window with Juliet Balcony (amendment to approval 21/00854/APP) at 61 Bicester Road

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

21/04332/APP Joint householder application for single storey front extension at 3 and 5 Harvey Road

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

21/04333/APP Erection of portacabin at Mercedes-Benz Hughes Bicester Road Industrial Estate Bicester Road

**RESOLVED:** Aylesbury Town Council have 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.**

21/A0656/DIS	Requirements satisfied for discharge of condition 4 (Noise Impact Assessment) relating to application 21/00656/APP Smiles Better at Orthodontic First Floor Bakery House 27 - 29 Buckingham Street Aylesbury Buckinghamshire HP20 2LA
21/04166/ACL	Certificate of permitted development for the proposed erection of outbuilding in rear garden at 4 Ensbury Path
21/04031/ATC	Consent to proceed with T1 - Weeping Ash - Remove dead wood. T2 - Pine - Remove tree because it is 90% dead. T3 - Plum - Remove the lowest limb that extends over boundary wall. T4 - Holly - Remove low growth to raise crown over garden to 3 meter height at 29 Castle Street
21/03658/APP	Conditional permission for single storey front extension at 70 Welbeck Avenue
21/03552/APP	Refusal for outline planning application with all matters reserved for the sub-division of the existing plot for 3 Langdon Avenue and the erection of a new detached dwellings at 3 Langdon Avenue
21/03535/APP	Approval for change of use from retail to A5 (Hot Food Takeaways) - variation of condition 6 attached to permission 18/04273/APP to allow opening time from 10am to 11pm at Chicken And Shawarma 36 Buckingham Street
21/03532/APP	Conditional permission for single storey rear and part first floor rear extension at 32 Priory Crescent
21/03525/ACL	Certificate of permitted development for proposed dropped kerb at 6 Creswick Meadow
21/03433/APP	Refusal for householder application for two storey side extension at 8 O Grady Way
21/03376/APP	Conditional permission for single storey front extension single and two storey rear extension at 31 Fairfax Crescent

21/03214/BED	Refusal for bay window to Lounge at 17 Pike Corner
21/03194/ACL	Refusal for Application for a Lawful Development Certificate for a proposed roof extension comprising hip to gable, installation of a rear facing dormer and insertion of two roof lights to the front roof slope of the main dwelling to form habitable rooms within the loft space at 37 Turnfurlong
21/03146/HPDE	Prior approval not required for demolition of existing conservatory and 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 2.7m and for which the height of the eaves would be 2.5m at 1 Intalbury Avenue
21/03118/ACL	Certificate of permitted development for single storey rear extension at 18 Broughton Avenue
21/03093/APP	Conditional permission for single storey side/rear extension and removal of chimney stack at 8 Connaught Road
21/02843/ACL	Application withdrawn for a Lawful Development Certificate for the proposed confirmation that the use is B1 at The Gatehouse Gatehouse Way
21/02563/APP	Conditional permission for single storey rear extension at 1 Towersey Way
21/02557/APP	Refusal for demolition of existing garage and erection of detached dwelling with vehicular access and associated hardstanding at Land Adj To 12 Howard Avenue
21/02437/ALB	Application withdrawn 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
21/02436/APP	Application withdrawn 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

- 20/B2834/DIS Requirements satisfied for condition 4 (details of extract system) relating to permission 20/02834/APP at 3 Dunsham Lane
- 20/A3317/NON Approval for proposed non-material amendment to permission for (erection of a double garage) relating to 20/03317/APP at 140 Buckingham Road
- 20/01144/APP Approval for demolition of existing church, church hall and presbytery and erection of a block of 20 affordable flats and a row of 4 affordable dwelling houses at Church Of Guardian Angels Chaloner Road

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

None received

**RESOLVED:** Clerk to send the Local Plan to all committee members.

8. **DATE OF THE NEXT MEETING**

6 December 2021

The Chairman closed the meeting at 8.06 p.m.

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

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