



**AYLESBURY**  
TOWN COUNCIL

**Minutes of the Planning & Licensing Committee held on  
Monday 26 February 2024, 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 Hendren

**Councillors:** C Hendren T Hunter Watts A Sherwell N Hussain

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

**1. Apologies**

Apologies received from Cllr Willis (Work Commitment),  
Cllr Azam (Personal Commitment) and Cllr Wadhwa (Prior Commitment)

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

**2. Declarations of interest**

No interests declared

**3. Minutes**

**Resolved:** that the minutes of the meeting held on 29 January 2024 be accepted as a true record and signed by the Chairman.

**4. Public participation**

One member of the public was present. They addressed the committee regarding the potential opportunity of an interchange station between the East West Rial station connecting to HS2. They also raised concerns about the development at Building Ay of 3 Equitable Life House Walton Street, its fire regulation and use of sprinkler system.

**5. Planning application**

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

(New redline and further detail of development)

**Resolved:** Aylesbury Town Council continue to object to this application due to concerns over the impact on already stretched public services, in particular the secondary education sector, the impact on the inadequate road network, we are still concerned about potential flood risk on current residents homes. Aylesbury Town Council Planning support the most recent comments of Stone with Bishopstone and Hartwell Parish Council and highways comment

23/04014/APP      Householder application for single storey front extension, two storey part single storey rear extension and fenestration changes at 98 Whaddon Chase

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

24/00156/APP      Householder application for single storey side and rear extension and part single storey front extension at 28 Penn Road

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

24/00187/PAPCR    Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of part of ground floor commercial/business/service (class E) to 4 flats (class C3) - (GPDO Schedule 2, Part 3, Class MA) at Building Ay0f3 Equitable Life House Walton Street

**Resolved:** Aylesbury Town Council continue to object to this application

24/00248/APP      Householder application for single storey front and rear extensions at 39 Ruskin Way

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

24/00283/APP      Change of use from Sui Generis to Hot Food Take Away (A5) installation of rear chimney duct system at 40 High Street

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

24/00322/APP      Change of use of premises from Tuition Centre (Class F1) to retail (Class E) at Ethel Austin 47 High Street

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

24/00324/VRC Removal of condition 5 - Part M(2) 'accessible and adaptable' dwellings relating to application 23/01376/APP (Erection of two new build apartments on top of the roof of the property at 39-41 high street including alteration of the retail space to include a bin store at ground level and internal alteration of the first floor offices to facilitate hall and stairway access) at 39 - 41 High Street

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

24/00354/APP Change of use from garage to granny annexe (Retrospective) at 97 Thame Road

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

24/00379/APP House holder application for conversion of garage to form granny annex and erection of rear extension to existing outbuilding at 32 Wendover Road

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

24/00380/APP Householder application for demolition of existing garage. Erection of two storey side and single storey rear extensions at 3 Berryfield Road

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

24/00386/APP Change of use of first and second floors from office (Class E) to 17 residential units (Class C3) with associated alterations, including provision of enclosed stair core on rear elevation, cycle parking and refuse store at Elsinore House 43 Buckingham Street

**Resolved:** Aylesbury Town Council objects to this application and supports the comment given by the Economic Development team.

24/00387/PAPCR Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of commercial/business/service (class E) to 12 apartments (class C3) - (GPD0 Schedule 2, Part 3, Class MA) at WHSmith 25 - 29 High Street

**Resolved:** Aylesbury Town Council object to this application. The town centre is saturated with a large number of flats that are inadequate and barely meeting the minimum space standards. Aylesbury Town Council support the comments from Environmental Health comment.

24/00410/APP Proposed conversion of existing workshop into new showroom, demolition of existing valeting buildings and erection of new workshop to rear (Amendment to PP 22/04308/APP) at N M C Citroen Stocklake

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

24/00445/AAD Display of 1 x illuminated shop front fascia sign (Retrospective) at 108 High Street

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

24/00484/AAD Display of 1 no 7m EV Totem at Malthurst Petroleum Ltd Service Station, Camborne Avenue

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

24/00494/VRC Variation of condition 5 (hours) relating to application 14/01575/APP (Erection of a crematorium with access road, bridge, car parks and ancillary works and associated landscaping (Part-retrospective planning application following quashing of original application) at Aylesbury Vale Crematorium Watermead

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

24/00508/APP First floor rear and roof extension, conversion of dwelling from 6 bedroom HMO to 5 self contained flats and demolition of garage at 46 Bierton Road

**Resolved:** Aylesbury Town Council Object to this application. There are no details for the size of these flats - do they meet the minimum space standards ? The design elements for this plan are lacking and will lead to a detrimental impact on future residents of the proposed flats. There is inadequate parking proposed to support 5 flats in this location and will have a detrimental

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

24/00007/APP Conditional permission for single storey rear extension at 69 Barnard Crescent

23/A3108/DIS Requirements satisfied of details pursuant to Condition 5 (details of internal joinery items) relating to Planning Permission 23/03108/APP at 12A Bourbon Street

23/04004/APP Conditional permission for demolition of garage and erection of two storey side and single storey rear extensions at 12 Howard Avenue

23/03996/APP Conditional permission for replacement outbuilding at 21 Carr Close

23/03962/APP Conditional permission for first floor rear and side extension over existing at 102 Bierton Road

23/03929/APP Conditional permission for erection of garden room at 13 Lee Road

23/03913/APP	Conditional permission for demolition of conservatory and erection of single storey rear extension at 93 Churchill Avenue
23/03906/CPL	Certificate of permitted development for proposed widening of existing patio doors, existing side window to be removed and replace with 3 no high level windows, relocation of existing side gate and internal structural alterations at 20 Craigwell Avenue
23/03867/APP	Refusal for householder application for drop kerb at 161 Fowler Road
23/03846/APP	Conditional permission 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
23/03818/APP	Approval for installation of an electric substation at Building 3 Bear Brook Office Park Walton Street
23/03749/APP	Approval for 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
23/03354/APP	Refusal for new dropped kerb to form access to 136 and 138 Buckingham Road with turning circle at 136 And 138 Buckingham Road
23/03291/APP	Conditional permission for part single/part two storey side and rear extension, roof alterations, porch canopy and new boundary treatment at 3 Langdon Avenue
23/01541/APP	Refusal for construction of additional floor to roof of existing building to provide 4 x 1 bedroom apartments and 3 x studio apartments at Kings Court George Street

## **7. RAF Halton Supplementary Planning Document (SPD) Consultation**

The committee discussed the consultation document and agree to the following comment.

The redevelopment of RAF Halton is seemingly inevitable even if the timescale has drifted over the years, since the camps closure was announced, as Aylesbury Town Council we do not have a direct interest but every development around the town does have an effect on the infrastructure and amenity of Aylesbury residents, it is with that in mind that we make these comments.

The overall goals of this development seem generally sound, on p5 of the RAF Halton Supplementary Planning Document (SPD) they are stated as

- How best to retain existing features of significance and appropriately reference the site's military and cultural heritage while creating an attractive and legible residential neighbourhood;
- The potential for the site to support the health and wellbeing of local people, building on the site's proximity to the AONB, opportunities for walking and cycling, and retention and enhancement of sports facilities;
- The creation of a strong landscape structure for the development, with green infrastructure accounting for 50% of the site area, focussing on the existing mature landscape of the site and connecting this with the surrounding AONB and wider landscape which is protected by Green Belt;
- Agreeing the most appropriate location for the primary school and local centre to provide a heart to the development, in a highly accessible location;
- Connecting the development with Wendover and integrating with Halton and via strategic walking and cycling routes with Aylesbury Town Centre, supporting the ambitions of the Aylesbury Garden Town Masterplan and encouraging active travel.
- How to deliver at least 1000 homes, as required by Policy HAL003

These are all laudable aims that we support, if they are adequately implemented by whoever develops the site.

The issue of sports facilities is particularly pertinent for Aylesbury, the north of Buckinghamshire is something of a desert for high quality sports facilities, the Buckinghamshire Council has shown its contempt for health and exercise with the recent application to bulldoze the Bucks Sports and Social club on Lower Road for more housing, the park space available for teams to play is poorly managed and even worse value for teams using them, the best description is high cost and low quality, the area is in desperate need of more space for both adults and children to be active, the sports facilities at RAF Halton must be retained and improved for the existing and future residents of Aylesbury Vale.

Similarly the poor provision of safe walking and cycling routes, coupled with poor public transport encourages private car use, the roads feel unsafe to vulnerable road users (walkers, runners and cyclists) so makes people far less likely to use these modes of transport, we are desperate for safe routes, adding in 1000 homes, perhaps 2000-4000 people without improving these facilities will only make these issues worse, this development should be a catalyst for real and sustained change in local transport.

Green infrastructure provision could well be undermined by the issues with provisioning of services, Electricity will need radical works to supply the supply required, development around Aylesbury has that issue, to alleviate the supply issues the provision of solar PV panels and battery storage on all buildings, not just the new homes, but the existing and planned public buildings, this will reduce the running costs of them and stretch tight budgets for the provision of the much needed services.

There is a golden opportunity to future proof this development with green infrastructure that will stand the test of time. The provision of high speed EV charging points for every unit would be applauded as well as a car club would help to reduce the reliance on private vehicle use and could prove to be a good trial of this system.

Thames Water has flagged their problems with the supply of fresh water, the SPD picks up on that stating on p70

*“The development will increase potable water demand in the area. TW advised*

*that their supply of potable water network did not have sufficient capacity to serve the full site requirement for up to 1000 properties. TW advised that they have sufficient capacity in the network to serve up to 25 properties but off-site reinforcements works would be required in order to supply the full site.”*

Again the extensive developments around Aylesbury that already have planning permission has added to this issue, to alleviate this ATC would like to see properties utilising grey water systems, this would enable the extreme and growing pressure on water supplies to be reduced, population growth and climate change are adding to the pressure, grey water use would also help the flooding and sewage discharge problems that the area is experiencing, smoothing the outflow of heavier rainfall into the environment.

Education and Health services, any development on the RAF Halton site should not have a detrimental impact on those services in Aylesbury parish, the provision of a primary school is to be welcomed, would this not increase the pressure on secondary school places as well, there is a great deal of interconnectivity between Aylesbury and Wendover with secondary school places, these should be provided as locally as possible. The John Colet secondary school is already well over subscribed, as are the secondary schools that are used as a relief for this. What is the plan ? where is the additional secondary school places going to be achieved? Health services as we all know are stretched, these need expanding given the expanding local population, this development will only increase that pressure, does this development need a Health Center?

The retention of heritage assets is extremely important. The RAF and Rothschild history should be reflected in the design and featured heavily through out. The identified designated heritage assets must be retained and enhanced, the same must be ensured for the non designated Heritage Assets as these provide lasting character and history for the site.

There is much to be admired in the ambitions of the SPD, but there is as ever much to be decided in the years to come, developers must not be allowed to water down the ambitions of the area, the sports facilities on site must be protected, but this development cannot become the same old development that the area has had to put up with over the decades, this needs to be done right.

## **8. Chairmans communications & correspondence**

No communication received

## **9. Date of the next meeting**

The next meeting will be Monday 11 March 2024

The Chairman closed the meeting at 7.50 p.m.

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