



AYLESBURY
TOWN COUNCIL

Minutes of the Planning & Licensing Committee held on
Monday 27 March 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 Mark Willis

Councillors

C Hendren
M Willis

T Hunter Watts

A Sherwell

G Wadhwa

Officer: Jane Eden (Committee Clerk)

1. Apologies received from Cllr Hussain (Prior Commitment) and Cllr Azam (Prior Commitment)

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

2. **Declarations of interest**

Cllr Hunter Watts ask that it be noted that he is one of the Unitary Councillors for Aylesbury East.

3. **Minutes**

Resolved: that the minutes of the meeting held on 13 March 2023 be accepted as a true record and signed by the Chairman.

4. **Public participation**

A number of members of the public was present regarding application 23/00665/ATN. The committee listened to the concerns regarding the Phone Mast on Narbeth Drive from the local residents.

5.

Planning application

23/00637/PAPCR Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of commercial/business/service (class E) to 1no. residential dwelling at Aston House 14 Granville Street

Resolved : Aylesbury Town Council have no objection to this application

23/00656/AAD Display of recruitment advertising hoarding mounted to an existing boundary fencing (Retrospective) at Aldi 143 Cambridge Street

Resolved : Aylesbury Town Council have no objection to this application

23/00665/ATN The installation of 15m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto at Land at Narbeth Drive

Resolved: Aylesbury Town Council object to this application as it is out of keeping for the street scene, and will have a large detrimental impact on the residents of Narbeth Drive and surrounding area. It is a wholly inappropriate location for a 15m high monopole particularly with its proximity to a primary school. There is surely a more suitable location that can be considered for this installation, that does not have such an adverse effect on residents. Aylesbury Town Council would request that this application be refused under similar grounds that application 22/04270/ATN Wendover Road was refused citing the following -

The proposed development, by reason of the siting, height and appearance of the proposed mast, would result in a dominant, imposing and incongruous feature due to the prominent location of the application site. The proposal, both in insolation and when taking into account the presence of other existing telecommunication equipment in the locality, would result in harm to the character of the area and the setting and amenity of the residential properties at No.28 Ringstead Way and the rear of No.1 Glenfield Close. No degree of camouflaging of the mast would sufficiently reduce this impact. The proposal is therefore contrary to Policies BE2, BE3 and I6 of the Vale of Aylesbury Local Plan (2021) and Section 10 of the National Planning Policy Framework (2021).

If this application is called to committee Aylesbury Town Council request the right to speak.

23/00680/APP Householder application for single storey front extension at 3 Intalbury Avenue

Resolved : Aylesbury Town Council have no objection to this application

23/00701/APP Installation of 3no. air conditioning condensers to the courtyard facing south-west elevation at Hampden Veterinary Hospital Anchor Lane

Resolved : Aylesbury Town Council have no objection to this application

23/00706/CPE Certificate of Lawfulness for an existing operation relating to the internal works to evidence implementation of planning consent reference 20/01548/APP (Change of use of the existing building (Use Class D2) to residential development providing 14 no. apartments (Use Class C3), external alterations including new dormer windows and removal of parking spaces, and soft landscaping) at Ex-Servicemens Club 62 - 64 Walton Street

Resolved: Aylesbury Town Council Object to this application. The committee would like to ask -

Was the removal of the lift lawful in regard to the disability legislation ? Has this lead to this property no longer being deemed accessible.

23/00712/APP Change of use from HMO (C4) to large HMO and extension of properties to include loft conversion and rear extension at 18-20 Bicester Road

Resolved: Aylesbury Town Council Object to this application as it is overdevelopment of the site and will have a detrimental impact on neighbours parking amenities. The refusal justification for application 23/00712/APP is relevant for this development also. The proposal is contrary to policy T6 of the Vale of Aylesbury Local Plan (VALP), the National Planning Policy Framework (NPPF), Buckinghamshire Council Local Transport Plan 4 (adopted April 2016), the Buckinghamshire Council Buckinghamshire Countywide Parking Guidance Policy (adopted September 2015) and the Buckinghamshire Council Highways Development Management Guidance document (adopted July 2018) in that the two storey extension and loft conversion would increase the number of habitable rooms within the property leading to a significant shortfall in parking for the dwelling which would then lead to additional onstreet parking. The inability of the proposal site to provide the necessary additional parking space in order to comply with policy T6 of VALP would result in displacement a number of parked cars to the public highway causing increased traffic congestion which would have a detrimental impact on pedestrian and highway safety.

23/00723/AAD Display of illuminated and projecting store sign displaying 'Jaffna Store' and other signs/window sticks (retrospective) at 181 Cambridge Street

Resolved : Aylesbury Town Council have no objection to this application

23/00724/AAD Display of illuminated and projecting store sign displaying 'Alkebabish' and other signs/window sticks (Retrospective) at 179 Cambridge Street

Resolved : Aylesbury Town Council have no objection to this application

23/00726/APP Householder application for demolition of conservatory, erection of single storey rear extension and part first floor rear extension at 45 Hamble Drive

Resolved : Aylesbury Town Council have no objection to this application

23/00727/APP Householder application for single storey rear extension at 36 Walton Way

Resolved : Aylesbury Town Council have no objection to this application

23/00731/APP Change of use from office (Class E) to residential institution (Class C2) at 39 Walton Street

Resolved : Aylesbury Town Council have no objection to this application

23/00748/APP Householder application for garage conversion into habitable room and single storey front and rear extensions at 37 Madeley Road

Resolved : Aylesbury Town Council have no objection to this application

23/00753/AAD Display of store sign displaying 'Mediterranean Kebab House' and other signs/window stickers (retrospective) at 175 Cambridge Street

Resolved : Aylesbury Town Council have no objection to this application

23/00767/APP Householder application for demolition of single storey rear structures and erection of single storey side and rear extensions at 25 Bicester Road

Resolved : Aylesbury Town Council have no objection to this application

23/00792/APP Householder application for single storey rear extension. Garage conversion and front porch extension at 1 Pemberton Close

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.**

19/02835/APP	Application withdrawn for temporary change of use of outbuilding to a single residential unit (Retrospective) at 10 Beresford Avenue
21/04113/APP	Approval for development comprises the demolition of existing industrial buildings and the erection of new buildings (5no. units) for flexible Class E(g) ((i)offices, (ii) research and development, (iii) industrial processes), B2 (general industrial) and B8 (storage / distribution) including ancillary offices, landscaping, access points off Gatehouse Close, car and cycle parking and associated engineering works at land At Gatehouse Close Former Moeller Complex
22/03966/APP	Conditional permission for erection of conservatory. Alteration to roof from hip to gable and include rear dormer. Loft Conversion at 8 Mill Way
22/04072/APP	Conditional permission for single storey rear, two storey side and front extensions, garage conversion and front porch at 24 Coppidwell Drive
23/00080/APP	Conditional permission for erection of single storey front porch, rear and side extension at 16 Bracken Way
23/00083/APP	Conditional permission for demolition of detached garage. Erection of covered entrance porch and two storey side and single storey rear extensions at 6 Marlborough Road
23/00134/CPL	Certificate of permitted development for proposed dropped kerb and drive way at 8 St Peters Avenue
23/00152/CPL	Certificate of permitted development proposed single storey extension at The Whiteleaf Centre Bierton Road
*23/00216/APP	Refusal for two storey rear extension and loft conversion at 55 Fleet Street
23/00281/APP	Conditional permission for erection of garage in rear garden (Retrospective) at 31 Intalbury Avenue
23/00306/APP	Conditional permission for external wall insulation with render at 26 Ceely Road
23/00511/CPL	Certificate of permitted development for proposed dropped kerb at 22 Berryfield Road

7. **Chairmans communications & correspondence**

ATC Draft response to Buckinghamshire Council Local Plan document

Resolved: The Planning & Licensing Committee agree with the proposed ATC Response to Buckinghamshire Council Local Plan document

8. **Date of the next meeting**

Tuesday 11 April 2023

The Chairman closed the meeting at 7.49 p.m.

Signed: _____

Date: _____