



AYLESBURY
TOWN COUNCIL

**Minutes of the Planning & Licensing Committee held on
Tuesday 27 August 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 R Lloyd (Sub for Cllr Sherwell) T Hunter Watts

Officer: Jane Eden (Committee Clerk)

1. Apologies

Apologies received from Cllr Azam (Prior Commitment), Cllr Sherwell (Prior Commitment) and Cllr Willis (Work 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 12 August 2024 be accepted as a true record and signed by the Chairman.

4. Public participation

There were three member of the public present.

Two members of the public represented application 24/02388/APP, 2 Windsor Place. The committee took note of their presentation and thanked them for attending.

5. Planning application

24/02221/APP Conversion of garage in habitable space and erection of single storey rear extensions (Retrospective) at 125 Tring Road

Resolved: Aylesbury Town Council have no objection to this application

24/02262/APP Change of use from B1A to B2 at Unit 3 Townsend Piece Bicester Road

Resolved: Aylesbury Town Council have no objection to this application

24/02283/APP Householder application for part single storey front extension, single storey rear extension and garage conversion into habitable room at 7 Eliot Close

Resolved: Aylesbury Town Council have no objection to this application

24/02290/APP Householder application for demolition of outhouse. Erection of two storey side extension, front porch, and fenestration changes at 34 Gatehouse Road

Resolved: Aylesbury Town Council have no objection to this application

24/02296/AAD Display of a D6 small format advertising display at petrol Filling Station Land adjacent to Camborne Avenue

Resolved: Aylesbury Town Council have no objection to this application

24/02308/VRC Variation of condition 3 (minimum age for occupants) relating to application 19/03684/APP (Erection of 58 extra care apartments with associated communal facilities, access, parking and landscaping) at Gentian Place Lester Road

Resolved: Aylesbury Town Council have no objection to this application

24/02315/APP Creation of charging zone, erection of EV chargers, sub station enclosure, LV Panel, meter cabinet and associated works at Morrisons Station Way West

Resolved: Aylesbury Town Council have no objection to this application

24/02331/APP Householder application single storey rear extension and associated internal alterations at 12 Spenser Road

Resolved: Aylesbury Town Council have no objection to this application

24/02339/APP Change of use of the ground floor from A2 (financial and professional services) to Class E (c) (Commercial, Business and Service - for the provision of services principally to visiting members of the public) at 19-21 High Street

Resolved: Aylesbury Town Council have no objection to this application

24/02348/APP Householder application for single storey side and rear extension with conversion of existing garage to wet room and removal of front grass area to gravel at 6 Purbeck Close

Resolved: Aylesbury Town Council have no objection to this application

24/02345/APP Householder application for installation of domestic Air Source Heat Pump (ASHP) unit at the rear of the property Location and Positioning: The ASHP unit will be installed on the ground at the back of the house. The chosen location ensures minimal visual impact from the street and surrounding areas. The unit will be positioned within the property's boundary but will be installed less than 1000mm from the boundary with the neighbouring property. Considerations and Mitigation Measures: Noise Levels: The ASHP selected for this installation complies with relevant noise level standards to ensure minimal disturbance to neighbours. The unit will be installed with vibration isolation mounts to further reduce noise impact. Boundary

Proximity: Given the proximity to the neighbouring boundary, care will be taken to ensure that the installation adheres to all relevant planning and building regulations. The ASHP will be installed with adequate clearance to allow for maintenance access and airflow. Visual Impact: To reduce the visual impact, the ASHP unit will be installed in a location that is discreet and shielded from view by existing structures or landscaping. Regulatory Compliance: The installation will comply with all applicable regulations, including the Microgeneration Certification Scheme (MCS) and any local planning requirements. All work will be carried out by certified professionals to ensure safety and compliance. Conclusion: This installation will enhance the energy efficiency of the household at 9 Gatehouse Road while being mindful of the proximity to neighbouring properties. The proposed location of the ASHP has been chosen to balance functionality, aesthetics, and neighbourly considerations at 9 Gatehouse Road

Resolved: Aylesbury Town Council have no objection to this application

24/02388/APP Householder application for roof extension and loft conversion including insertion of dormers and rooflights at 2 Windsor Road

Resolved: Aylesbury Town Council have no objection to this application

24/02399/ATN Proposed upgrade of an existing telecommunications base station installation comprising the removal of the existing antennas on the 12m street works pole and replacement with 17m monopole with wraparound ground based equipment cabinet supporting 9 no antennas, together with the removal of 1 no existing equipment cabinet, and the addition of 3 no new cabinets and ancillary development thereto at Land At Texaco Aylesbury Bicester Road

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.**

23/02764/APP Approval for erection of a new 21 bed ward building with associated linkway to Emergency Department along with landscaping and drainage (part retrospective) at Stoke Mandeville Hospital Mandeville Road

24/01578/APP Conditional permission for erection of rear conservatory at 13 Chadbone Close

24/01721/APP Approval for erection of internal lobby with door to ground floor retail unit and door to first and second/ floor forming a two bedroom flat with major repairs to first floor rear wall at 6 Temple Street

24/01722/ALB Listed Building consent for erection of internal lobby with door to ground floor retail unit and door to first and second floor forming a two bedroom flat with major repairs to first floor rear wall at 6 Temple Street

24/01726/APP Conditional permission for part two, part single storey side, rear and front extension at 34 Waivers Way

24/01749/VRC	Approval for variation of condition 2(plans) attached to planning permission 23/03093/APP (Erection of modular building) (part retrospective) at Pebble Brook School Churchill Avenue
24/01780/APP	Approval for change of use from D1(Church) to C3 (residential) at 15 Albert Street
24/01825/APP	Refusal for erection of detached dwelling with separate drop kerb access from public highway at Land To Rear Of 2 Eastfield Road
24/01830/APP	Approval for extension to an existing steel frame mezzanine floor at rear of existing unit to create additional offices & staff room at first floor level at 3 Anglo Business Park Smeaton Close
24/01889/APP	Approval for sub-division of the exiting unit to accommodate the erection of 2 new retail units with new shopfronts, and associated works at 11 Dunsham Lane
24/01932/APP	Conditional permission for two storey side extension at 11 Hemingway Road

7. Variation to Licence application

Resolved: Aylesbury Town Council Object to the application for licence variation. The committee share concerns raised by Thames Valley Police.

8. Chairmans communications & correspondence

None received

9. Date of the next meeting

The next meeting is Monday 9 September 2024.

The Chairman closed the meeting at 7.37 p.m.

Signed: _____ Date: _____