



AYLESBURY
TOWN COUNCIL

**Minutes of the Planning & Licensing Committee held on
Monday 29 January 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 Willis

Councillors: T Hunter Watts A Sherwell G Wadhwa M Willis

Officer: Jane Eden (Committee Clerk)

1. Apologies

Apologies received from Cllr Hussain (Personal Commitment),
Cllr Hendren (Work Commitment) and Cllr Azam (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 15 January 2024 be accepted as a true record and signed by the Chairman.

4. Public participation

Two members of the public were present.

5. Planning application

22/03709/AOP

Outline application with access to be considered for redevelopment of the site comprising up to 100 residential units (Use Class C3) and the provision of green open space, together with associated landscaping and parking, widening of access and alterations to 149-151 Lower Road to accommodate widened access, and an internal link road to Booker Park School at Bucks C C Sports And Social Club Lower Road Stoke Mandeville

Resolved: Aylesbury Town Council maintain their objection to this application. In addition to the objection reasons stated below, Aylesbury Town Council have concerns regarding the route devised for Booker Park School drop off. Has this route been modelled ? and what is the impact on the traffic exiting onto Lower Road. Aylesbury Town Council believe this would have a detrimental impact on the residents that would live in this estate.

Land use - loss of much needed recreation land Aylesbury and the wider vale suffers from a lack of good quality sports facilities, the loss of this land would further exacerbate this dismal situation for our current and future residents of the expanding towns. The Aylesbury Vale local football facilities plan recognises this fact, in the lower road area there are plans for 2 large developments AGT 1 & 2, these developments do nothing to address this need, this is on top of the already extensive developments along Lower Road. The idea of developing the sports facilities at Walton Court simply does not meet the additional need that this and other housing developments has created, it is still a loss of sports facilities and it is not appropriate for the income from land sale in Stoke Mandeville Parish to be used to fund an Aylesbury Special Expenses item. The loss of Bucks Sport and Social Club means that there is no public green space between Cottesloe Park and Eskdale Community Centre, a distance of almost exactly 2km in a straight line. Affordable Housing & Social Housing The idea of 30% affordable housing is welcome, but we should not forget that this land is publicly owned, it was used for the public good until Buckinghamshire CC closed it and excluded the people from using it, Aylesbury has been expanded massively over the decades, despite this development the waiting list for social housing has not moved, we still have thousands of people and families waiting for truly social housing.

To use this land truly in the public interest, if, regrettably, permission is given for any housing, Aylesbury Town Councils Planning and Licensing committee would like to see that development be 100% social housing, that way this development would actually be in the public interest and for the benefit of those most in need. Infrastructure Education, health & transport, all of these essential public services are under pressure due to the developments in and around Aylesbury, the local GPs surgery is struggling, the local primary schools are full, Lower Road is a blue light route for Ambulances transporting patients to both Stoke Mandeville Hospital and High Wycombe, until the road improvements are actually in place and open, the transport connections are not satisfactory. This area like many in Aylesbury suffers from omission, in this case there is a singular lack of any community space, this development removes the only prospect of a community centre in the area. The application is surrounded by Stoke Leys Estate, Wescott Estate, the new Hospital Estate and the new building off Lower Road - some 1,600 houses. The application removes sport and social facilities already in the area, and the prospect for replacing them, the alternative facilities are simply not good enough because it still removes a facility, the application does nothing for Social Housing provision in the area, puts further strain on services such as education and health, puts further strain on transport infrastructure, it cannot in any way be described as sustainable.

23/03739/APP Change of use and conversion of existing storage building to a single residential dwelling (C3 Class Use) at 32 Castle Street

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

Land registry document BM280585 obtained by a resident continues to differ from the redline document provided by the applicant. Aylesbury Town Council support comments made by Heritage and Environmental Health team, and emphasis the need to adhere to construction hours suggested. Aylesbury Town Council would ask Highways to clarify their comment to ensure that it is clear that Castle Street is a one way street.

Aylesbury Town Council remain concerned for the neighbouring residents and await further information.

23/03740/ALB Listed building application for change of use and conversion of existing storage building to a single residential dwelling (C3 Class Use) at 32 Castle Street

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

Land registry document BM280585 obtained from a resident continues to differ from the redline document provided by the applicant. Aylesbury Town Council support comments made by Heritage and Environmental Health team, and emphasis the need to adhere to construction hours suggested. Aylesbury Town Council would ask Highways to clarify their comment to ensure that it is clear that Castle Street is a

one way street.

Aylesbury Town Council remain concerned for the neighbouring residents and await further information

23/04018/APP Change of Use from mixed retail and amusement centre to Class E at 6 Kingsbury

Resolved: Aylesbury Town Council has no objection to the application

24/00048/APP Householder application for erection of part single, part first floor rear extension and front porch at 121 Elmhurst Road

Resolved: Aylesbury Town Council has no objection to the application

24/00080/APP Householder application for proposed single storey side extension at 72 Welbeck Avenue

Resolved: Aylesbury Town Council has no objection to the application

24/00090/APP Householder application for proposed single storey front and side extension at 2 Cleveland Road

Resolved: Aylesbury Town Council has no objection to the application

24/00145/APP Householder application for demolition of detached garage and carport, erection of part single, part two storey rear extension and 1st floor side extension plus a loft conversion with a rear dormer and new rooflights and single storey outbuilding with pitched roof to serve as a garage/workshop and home office at 33 Abbey Road

Resolved: Aylesbury Town Council object to this application as it will have a detrimental impact on neighbour amenities. The outbuilding is not in keeping with the street scene.

24/00146/VRC Variation of condition 2 (plans) relating to application 23/01947/APP (Householder application for demolition of rear conservatory and erection of single storey rear extension and first floor roof extension including raising of the roof height (Amendment to application Ref 23/01353/APP) at 9 Windsor Road

Resolved: Aylesbury Town Council has no objection to the application

24/00159/APP Installation of new shopfront, Change of use of first floor. construction of two storey rear extension at first and second floor incorporating new heritage conservation rooflight with conversion of first and second floor to create 1 No x 2 Bed flat with entrance at ground floor front at 15 Cambridge Street

Resolved: Aylesbury Town Council has no objection to the application

24/00160/ALB Listed building application for installation of new shopfront, Change of use of first floor. construction of two storey rear extension at first and second floor incorporating new heritage conservation rooflight with conversion of first and second floor to create 1 No x 2 Bed flat with entrance at ground floor front at 15 Cambridge Street

Resolved: Aylesbury Town Council has no objection to the application

24/00173/APP Replacement of a tented marquee structure with a permanent canopy structure for the maintenance of external social space at Aylesbury High School Walton Road

Resolved: Aylesbury Town Council has no objection to the 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 B8) to 4 flats (class C3) at Building Ay0f3 Equitable Life House Walton Street

Resolved: Aylesbury Town Council object to this application as some of the flats do not meet minimum space standards and will therefore impacts residents amenities. A member of the public has raised concerns regarding the sprinkler system to be used on 5th floor, Aylesbury Town Council would like to see a comment from the fire service regarding this.

24/00191/APP Erection of dwelling at 2A Fremantle Road

Resolved: Aylesbury Town Council object to this application as it is overdevelopment of the site and has inadequate amenities for residents.

24/00001/APP Householder application for erection of outbuilding at 84 Whaddon Chase

Resolved: Aylesbury Town Council has no objection to the application

24/00200/APP Householder application for conversion of garage into habitable accommodation and raise level of garage roof at 41 Bronte Close

Resolved: Aylesbury Town Council has no objection to the application

24/00208/APP Householder application for drop kerb at 25 Elmhurst Road

Resolved: Aylesbury Town Council object to this application and support Highways comments

24/00241/APP Householder application for installation of rooflight at 19 Lawrence Close

Resolved: Aylesbury Town Council has no objection to the application

24/00253/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 first floor commercial/business/service (class E) to 4 nos studio flats (class C3) - (GPDO Schedule 2, Part 3, Class MA) at 19 - 21 High Street

Resolved: Aylesbury Town Council object to this application as it is over development of the site with some flats not meeting minimum space standards.

24/00259/APP Householder application for single storey rear and front extension at 6 Devereux Place

Resolved: Aylesbury Town Council has no objection to the application

24/00277/BED Bedgrove application for erection of hedge on the frontage of Cambourne Avenue and Ambleside at 69 Cambourne Avenue

Resolved: Aylesbury Town Council has no objection to the application

24/00294/APP Household application for single storey rear detached outbuilding at 245 Tring Road

Resolved: Aylesbury Town Council has no objection to the application but would ask the case officer to consider asking for a decent soak away drainage system as this area is prone to flooding.

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

23/03888/APP Conditional permission for erection of garden room at 40 Havelock Street

23/03722/CPL Certificate of permitted development for demolition of existing garden building and erection of outbuilding in rear garden at 35 Northumberland Avenue

*23/03686/APP Refusal for two storey front extension at 6 Coppice Close

23/03671/APP Conditional permission for single storey front extension at 51 Prebendal Avenue

23/03650/AAD Grant consent for displaying of hoarding/projecting illuminated store sign displaying "Falcon247" and window electronic display (Retrospective) at 3 Villiers Buildings Buckingham Street

23/03649/AAD Grant consent for displaying of hoarding/projecting illuminated store sign displaying "Slamburger" and window electronic display (Retrospective) at 4 Villiers Buildings Buckingham Street

23/03628/APP Conditional permission for single storey side extension at 14 Barrie Close

*23/03626/APP Refusal for loft conversion with rear dormer, front rooflights, and front solar PV panels. Change flat roof to pitched roof on side extension, construction of single storey front and rear extensions and single storey rear detached outbuilding. Render of external walls at 345 Tring Road

23/03610/APP Householder application for single storey side and rear extensions, two storey front infill extension and annexe outbuilding at 48 Wendover Road

23/03589/APP Conditional permission for demolish existing single storey side garage. Erection of two storey side and rear extension, single storey rear and single storey front extensions, fenestration and material updates to front elevation at 10 Oulton Close

23/03578/AAD Grant consent for one advertisement to the external (front entrance) elevation at Millennium House 65 Walton Street

23/03536/VRC	Approval for variation of conditions 2 (Approved plans) and 3 (Materials) of planning permission 23/00471/APP (Householder application for single storey rear extension and amendment to front entrance) to allow for an alteration from pitched/tiled roof to flat roof with changes to materials at 79 Westmorland Avenue
23/03514/CPL	Certificate of permitted development for proposed new drop kerb at 116 Bedgrove
23/03437/APP	Conditional permission for proposed front porch extension at 95 Narbeth Drive
23/03422/APP	Approval for erection of pergola with covered walkway at Vale Of Aylesbury Vineyard The Vineyard Centre Gatehouse Close
23/03399/APP	Approval for external alterations including the creation of new windows at WHSmith 25 - 29 High Street
23/03093/APP	Approval for erection of modular building at Pebble Brook School Churchill Avenue
23/02008/APP	Approval for change of use of land to builders merchants goods storage and distribution (Class B8) (Retrospective) at Lords Builders Gatehouse Close

7. Chairmans communications & correspondence

Cllr Sherwell spoke regarding an urgent planning and enforcement issue regarding the demolition of the former Cinram factory.

Resolved: The committee agreed to write to the enforcement officer regarding the debris being spread from the Cinram site asking them to ensure all reasonable precautions are being taken to prevent dust and debris from the demolition affecting properties in Haydon Hill and that proper precautions are being taken to prevent the release of asbestos into atmosphere.

8. Date of the next meeting

The meeting on February 12 has been cancelled

The next meeting will be Monday 26 February 2024

The Chairman closed the meeting at 8.15 p.m.

Signed: _____ Date: _____