



AYLESBURY
TOWN COUNCIL

Minutes of the Planning & Licensing Committee of Aylesbury Town Council held in the Town Hall, 5 Church Street on Monday 6 June 2022 at 7pm.

Present: Councillors: M. Azam
C. Hendren
T. Hunter Watts
A. Sherwell
G. Wadhwa
M. Willis (Chair)

Officer Present: Jane Eden (Committee Clerk)

1. **Apologies**
Cllr Hussain (Prior Commitment)
2. **Declarations of interest**
Cllr Sherwell declared an interest in application 22/01618/AAD, 22/01619/ALB, and 22/01585/ALB. These applications are not highlighted to be discussed this evening but if they are Cllr Sherwell will leave the room.
3. **Minutes**
Resolved: that the minutes of the meeting held on 23 May 2022 be accepted as a true record and signed by the Chairman.
4. **Public participation**
No members of public in attendance
5. **Planning applications**
21/03521/APP Demolition of existing front porch and erection of single storey front infill extension. Erection of single storey rear extension and garage conversion to form additional living accommodation at 3 Charmfield Road

Resolved: Aylesbury Town Council have no objection to this application

22/01109/APP Householder application for demolition of garage, single

storey side and two storey side and rear extension with new front boundary wall/fence with gates at 30 Camborne Avenue

Resolved: Aylesbury Town Council have no objection to this application

22/01276/APP Demolition of the former medical centre and redevelopment of the site to provide 31 affordable dwellings at Meadowcroft Surgery Jackson Road

Resolved: Aylesbury Town Council object to this application.

The land was originally designed to be used as a community space. Once sold on, this condition no longer seems to have been considered. Parking is already a huge problem, and the overspill will only make this worse. There needs to be a noise buffer, through a tree lining to suppress noise for Haines Close if this development goes ahead.

22/01280/PAPCR Determination as to whether prior approval (Class MA) is required in respect of transport & highways impact, contamination risk, flooding and noise for the conversion of 3rd floor to form 18 residential units (C3) at Target House 72080 Gatehouse Road

Resolved: Aylesbury Town Council have concerns that as this development increases and the number of residents increases this will have a negative impact on available parking and ultimately on neighbouring streets. Aylesbury Town Council feel there is now an opportunity to look at the viability of reintroducing a bus service for the route to service this development as well as many others that are being developed in this area.

22/01296/APP Householder application for single storey rear and side extension at 36 Quarrendon Avenue

Resolved: Aylesbury Town Council have no objection to this application

22/01317/APP Change of use of existing dwelling to form 9 bedsits (retrospective) at 14 Bicester Road

Resolved: Aylesbury Town Council Object to this application as it is over development of the site.

The details of room sizes are not provided - do they meet the minimum space standards? Aylesbury Town Council have concerns regarding the basement kitchen as a fire hazard. Aylesbury Town Council would ask Environmental Health to relook at the basement flat and assess the safety and suitability of this space.

22/01384/APP Change of use from a commercial E(e) office use to a

religious community use Class F1 (f) fenestration changes and amendments to front elevation including render at Matric House Unit 10 Aylesbury Business Centre Chamberlain Road

Resolved: Aylesbury Town Council have no objection to this application

22/01524/APP Erection of first floor and single rear extension comprising 2 flats with 6 HMO with 5 off road car parking spaces and amenity space at 57 Buckingham Road

Resolved: Aylesbury Town Council object to this application as it is over development of the site. Do the proposed units reach minimum space standards? Aylesbury Town Council have concerns regarding the license for this property given the public comments regarding crime, litter and disturbance. Can Enforcement look at this application to assess if objections are correct.

22/01536/APP Demolition of a Klampress building and erection of a two storey dewatering barn and a sludge cake barn at Sewage Treatment Works Rabans Close

Resolved: Aylesbury Town Council would like to see a complete and final report from Environmental Health regarding the odour impact assessment before considering this application further.

22/01564/ATN Proposed 5G telecom installation: H3G Phase 8 15 m high street pole c/w wrap around cabinet and 3 further additional equipment cabinets at land off Bicester Road

Resolved: Aylesbury Town Council have no objection to this application

22/01567/ATN Proposed 5G telecoms installation: H3G Phase 8 18m high street pole c/w wrap around cabinet and 3 further additional equipment cabinets at land at Dunsham Lane

Resolved: Aylesbury Town Council have no objection to this application

22/01568/ATN Proposed 5G telecom installation: H3G Phase 8 15 m high street pole c/w wrap around cabinet and 3 further additional equipment cabinets at land at Fowler Road

Resolved: Aylesbury Town Council have no objection to this application

22/01576/HS2 Plans and Specifications submission under Schedule 17

to the High Speed Rail (London - West Midlands) Act 2017 for works comprising of: Aylesbury North Cutting (Part of) A418 Oxford Road Overbridge and associated earthworks Earthworks associated with the A418 Oxford Road Realignment Earthworks associated with the Sedrup Express Auto Transformer Station (ATS) Compound Earthworks associated with the 5 No. Accesses: Access 1 - HS2 maintenance track and farm access (west of HS2) Access 2 - Highway access leading to the old A418 (west of HS2) and Glebe House Access 3 - HS2 access to Sedrup ATS (east of HS2) Access 4 - HS2 maintenance access to the substation and storage ditch (east of HS2) Access 5 - Highway access leading to the old A418 (east of HS2) and existing properties 2 No. drainage swales 1 No. storage ditch and drainage ditches Substation Noise Barriers Location of the Vehicle Restraint Barriers Location of the permanent (security) fencing. The Site Is Located To The West Of Aylesbury And South Of The Existing A418 Oxford Road

Resolved: Aylesbury Town Council would like to ensure that the Environmental Agency are comfortable with the flood risk for the Stoke Brook and associated waterways.

22/01585/ALB Listed building application for internal alterations and full external and internal redecoration at Fever and Boutique 14 Kingsbury

Resolved: Aylesbury Town Council have no objection to this application

22/01586/APP Householder application for single storey front extension at 55 Grenville Road

Resolved: Aylesbury Town Council have no objection to this application

22/01589/APP Erection of dwelling at 115 Penn Road

Resolved: Aylesbury Town Council have no objection to this application

22/01590/APP Householder application for single storey rear extension and front infill to the shopfront window at 25A Wendover Road

Resolved: Aylesbury Town Council have no objection to this application

22/01591/APP Ground floor rear infill and first floor rear extension at

25B Wendover Road

Resolved: Aylesbury Town Council have no objection to this application

22/01594/APP Householder application for single storey rear extension and canopy over front door at 5 Charmfield Road

Resolved: Aylesbury Town Council have no objection to this application

22/01611/APP Construction of three storey building to provide 9 apartments, relocation of existing vehicular access and formation of new pedestrian access, re-configuration of existing car park and provision of 28 cycle spaces, refuse and recycling storage at Land to the rear of 23 to 29 Buckingham Street

Resolved: Aylesbury Town Council object to this application as it is over development of the site. Aylesbury Town Council would also like to see a comment from the Police Crime Reduction officer.

22/01618/AAD Display of one externally illuminated fascia sign, one internally projecting sign and two internally illuminated display cases at Fever and Boutique 14 Kingsbury

Resolved: Aylesbury Town Council have no objection to this application

22/01619/ALB Listed building application for one externally illuminated fascia sign, one internally projecting sign, two internally illuminates display cases and installation of five external lighting units and sixteen black window vinyls at Fever and Boutique 14 Kingsbury

Resolved: Aylesbury Town Council have no objection to this application

22/01625/APP House holder application for replacement of existing first floor hanging wall tiles from green to grey at 48 Cubb Field

Resolved: Aylesbury Town Council have no objection to this application

22/01632/APP Erection of dwelling at 14 Elm Farm Road

Resolved: Aylesbury Town Council would like to see a Highways comment before making any further comment on this application. Aylesbury Town Council have concerns regarding the proposed access to parking for the new property and how that will impact on road safety at such a busy junction.

22/0633/APP Householder application for two storey part first floor rear

extension and single storey rear extension at
25 Granville Street

Resolved: Aylesbury Town Council have no objection to this application

22/01660/APP Householder application for part single and two storey rear extension and side extension at first floor, including enclosing the existing front porch, replacing windows and new rendering parts of the existing house at 7 Coventon Road

Resolved: Aylesbury Town Council object to his application due to the infringement of the 45 degree rule of habitable rule for neighbours properties.

22/01664/ATN Proposed slim line phase 8 monopole c/w wraparound cabinet at base, 3 no. additional ancillary equipment cabinets and associated ancillary works at Land at Taylor Road

Resolved: Aylesbury Town Council have no objection to this application

22/01676/APP Householder application for single storey rear extension at 97 Cromwell Avenue

Resolved: Aylesbury Town Council have no objection to this application

22/01700/APP Householder application for single storey side and rear extension at 6 Fairfax Crescent

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.**

22/01177/APP Approval for householder application for single storey rear extension at 48 Turnfurlong

22/01166/APP Conditional permission for Proposed single storey front and side extensions at 135 Rowland Way

22/01144/APP Conditional permission for single storey rear extension at 71 Witham Way

22/01140/APP Conditional permission for garage conversion, single storey side and two storey side/rear extensions, install window on side elevation and new log fire metal flue pipe at 6 Bateman Drive

22/01132/APP	Conditional permission for single storey front and side extension at 19 Woodstock Close
22/01125/APP	Conditional permission for single storey rear extension (part retrospective) at 20 Chappell Close
22/01102/APP	Conditional permission for conversion of existing integral garage into living accommodation at 2 Scaldwell Place
22/01075/APP	Conditional permission for removal of side garage and front flat roofed porch, erection of two storey side and rear extension with new entrance porch, replace flat roof to side area with new pitched roof at 8 Edgecombe Road
*22/01041/COUAFN	Refusal to determine whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of first floor from tattoo shop to 1 bedroom flat (class M) at 40B Cambridge Street
22/00978/APP	Conditional permission for demolition of conservatory, erection of single storey rear extension and garage conversion into habitable space at 15 Finmere Crescent
22/00966/APP	Conditional permission for demolition of existing garage and porch and erection of front porch and side extension at 1 Heron Close
22/00954/APP	Conditional permission for single storey rear extension at 33 New Meadow
22/00936/PADDC	Refusal for erection of 34 dwellings on top of existing building Target House Gatehouse Road
22/00925/APP	Conditional permission for single storey side extension at 55 Coppice Way
22/00910/APP	Conditional permission for single storey front extension replacing garage roof with pitched roof and two storey rear extension at 4 Canford Court
22/00909/APP	Conditional permission for conversion of garage to habitable use at 30 Briskman Way
22/00861/APP	Conditional permission for two storey side extension at 2 Haddington Way

22/00822/APP	Conditional permission for new pitched roof to existing porch (retrospective) at 104 Chaucer Drive
22/00808/CPL	Certificate of Lawful Development for proposed solar panels at 4 Gainsborough Road
22/00782/APP	Application withdrawn for two storey front and rear extension (amendment to approval 17/00444/APP) at 14 Levings Close
22/00762/APP	Conditional permission for erection of a summerhouse (Retrospective) at 102 Limes Avenue
22/00643/APP	Refusal for erection of grocery retail store at 28 Prebendal Avenue
22/00446/APP	Approval for change of Use from Class E office use to a vehicle testing centre (sui generis) use for a temporary period of five years at Ground Floor, 9 Bell Business Park Brunel Road
*22/00352/APP	Refusal for erection of single storey rear/side extension at 20 Queens Mead
22/00311/APP	Conditional permission for drop kerb crossover at 41 Berryfield Road
21/04515/APP	Application withdrawn for external alterations including new facade treatment, fenestration and roof cladding, new entrance canopies and cladding, Juliet balconies and balustrading and privacy screens to enclose private terraces at Building 3 Bear Brook Office Park Walton Street
21/04215/APP	Approval for demolition of existing training tower, erection of replacement tower and installation of 3400l capacity water tank and foam container at Bucks And MK Fire Authority Headquarters Stocklake
*20/01111/APP	Refusal for erection of a one and a half storey dwelling containing 2 No. one bedroom flats at Land To Rear Of 12 Bicester Road
18/B1131/DIS	Requirements satisfied for details subject to condition 13 (Tree protection plan) of planning approval ref: 18/01131/APP at Garage Court Gatehouse Road

18/A1131/DIS

Requirements satisfied for approval of details subject to condition 10 (Construction Traffic Management Plan) of planning approval ref: 18/01131/APP at Garage Court Gatehouse Road

7. **Chairmans communications & correspondence**

None received

8. **Date of the next meeting**

Monday 20 June 2022

The Chairman closed the meeting at 8.15 p.m.

Signed: _____

Date: _____