



AYLESBURY
TOWN COUNCIL

**Minutes of the Planning & Licensing Committee held on
Monday 12 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 Willis

Councillors: C Hendren A Sherwell M Willis T Hunter Watts

Officer: Jane Eden (Committee Clerk)

1. Apologies

Apologies received from Cllr Azam (Prior Commitment) and Cllr Wadhwa (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 15 July 2024 be accepted as a true record and signed by the Chairman.

4. Public participation

No members of the public were present

5. Planning application

23/01876/ADP

RECONSULTATION ON AMENDED PLANS: Submission of Reserved Matters (access, landscaping, appearance, scale and layout) for the Southern Link Road (West) comprising access from Wendover Road/SEALR roundabout to include access into Phase 1, infrastructure works and associated drainage and landscape features pursuant to Outline Planning Permission 16/00424/AOP at Land Between Wendover Road and Aston Clinton Road Weston Turville

Resolve: Aylesbury Town Council have no objection to this application

24/01355/APP Householder application for part first floor rear extension at
3 Fairfax Crescent

Resolve: Aylesbury Town Council have no objection to this application

24/01889/APP 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

Resolve: Aylesbury Town Council have no objection to this application

24/01922/APP Temporary sales office and ancillary parking (to be removed by
31/12/25) at land between Wendover Road and Aston Clinton Road

Resolve: Aylesbury Town Council have no objection to this application

24/02069/APP Householder application for dropped kerb at 59 Elmhurst Road

Resolved: Aylesbury Town Council would like to see a comment from Highways before giving a full comment. Aylesbury Town Council have concerns that there will not be adequate space to turn a vehicle to enter traffic flow safely.

24/02070/APP Two storey rear extension to accommodate first floor flat and ground
floor retail unit with associated parking at 11 Dunsham Lane

Resolved: Aylesbury Town Council would like to know the proposed size of the flat as it appear that these will be below the National Space Standards. If the flat is below the space standards Aylesbury Town Council will object to this application and believe the proposed is substandard accommodation.

24/02083/APP Householder application for two storey side and single storey rear
extension at 22 Walton Dene

Resolve: Aylesbury Town Council have no objection to this application

24/02114/APP Change of use and conversion of existing storage building to a single
residential dwelling (C3 Class Use) at 32 Castle Street

Resolve: Aylesbury Town Council do not object in principle to the change of use of this building. Aylesbury Town Council view this redevelopment inappropriate for light industrial use due to access issues and it being fundamentally a residential area. It seems to the committee that a conversion to a sympathetic residential development would be in the best interest of this site. However, Aylesbury Town Council still have concerns previous stated in response to application 23/03740/ALB. Aylesbury Town Council continues to have concerns in regard to the current windows not be approved for a listed building, are the bi-folding doors in keeping with the design conditions for a listed building. Should the application be given permission the following conditions are requested - ground floor windows be frosted, working hours of construction be considerate and noise kept to a minimum, the access roads are narrow ad congested and cause chaos when closed.

24/02115/ALB Listed building application for change of use and conversion of
existing storage building to a single resident swelling (C3 Class Use)
at 32 Castle Street

Resolved: Aylesbury Town Council do not object in principle to the change of use of this building. Aylesbury Town Council view this redevelopment inappropriate for light industrial use due to access issues and it being fundamentally a residential area. It seems to the committee that a conversion to a sympathetic residential development would be in the best interest of this site. However, Aylesbury Town Council still have concerns previous stated in

response to application 23/03740/ALB. Aylesbury Town Council continues to have concerns in regard to the current windows not be approved for a listed building, are the bi-folding doors in keeping with the design conditions for a listed building. Should the application be given permission the following conditions are requested - ground floor windows be frosted, working hours of construction be considerate and noise kept to a minimum, the access roads are narrow and congested and cause chaos when closed.

24/02117/APP Householder application for insertion of new window to rear at 9 Walton Terrace

Resolve: Aylesbury Town Council have no objection to this application

24/02118/ALB Listed building application for creation of a new shower room to attic bedroom number 5 with small window to rear and creation of a new doorway from attic bedroom 4 into existing shower room, and existing doorway blocked up to create an ensuite at 9 Walton Terrace

Resolve: Aylesbury Town Council have no objection to this application

24/02122/AAD Display 1no hoarding sign and 1no illumination and rotating barber sign at 138 Grenville Road

Resolve: Aylesbury Town Council have no objection to this application

24/02137/APP Householder application for rear dormer and front rooflights to facilitate loft conversion including alterations to fenestration at 16 Howard Avenue

Resolve: Aylesbury Town Council have no objection to this application

24/02188/AAD Display of 1no internally illuminated canopy mounted sign; 1no internally illuminated flagpole sign; 1no internally illuminated column mounted poster display unit; 4no illuminated wall mounted billboards; 1no illuminated site entrance directed sign and 1no. illuminated site entrance direction sign at Stratstone Buckingham Road

Resolve: Aylesbury Town Council have no objection to this application

24/02197/APP Householder application for part first floor side extension at 23 Penn Road

Resolve: Aylesbury Town Council have no objection to this application

24/02214/AAD Remove existing signage. Display of 3no internally fascia signs, 1no internally illuminated totem, 1no internally illuminated façade screen and 1no directional sign at Steven Eagell Ltd Toyota Gatehouse Road

Resolve: 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.

24/01910/APP	Approval for erection of two storey side and single storey rear extensions at 35 Finmere Crescent
24/01716/APP	Conditional permission for part single storey rear extension at 17 Ormesby Close
24/01578/APP	Conditional permission for erection of rear conservatory at 13 Chadbone Close
24/A0187/DIS	Requirements satisfied for approval of details subject to conditions 2 (cycle parking) 3 (refuse)) 4 (vehicle parking) of Planning Permission 24/00187/PAPCR at Building Ay0f3 Equitable Life House Walton Street
24/01970/CPL	Refusal for Certificate of lawfulness for proposed erection of outbuilding to use as workshop / office at 91 Thame Road
24/01958/CPL	Certificate of permitted development for proposed erection of rear extension at 5 Gardner Close
24/01912/CPL	Certificate of permitted development for proposed outbuilding in rear garden at 93 Prebendal Avenue
24/01829/CPL	Refusal for Certificate of lawfulness application for proposed shed at 7 St Peters Avenue
24/01812/APP	Conditional permission for single storey front and rear extension at 9 Monmouth Close
24/01788/APP	Conditional permission for demolition of garage and erection of single storey side extension and front porch at 80 Northumberland Avenue
24/01720/APP	Conditional permission for installation of air source heat pump at 43 Bronte Close
24/01655/APP	Conditional permission for single storey front extension/porch at 9 Ash Close
24/01631/APP	Conditional permission for vehicle cross-over (dropped kerb) at 54 Prebendal Avenue
24/01630/APP	Approval for removal of entrance doors and installation of shop window display at The Royal British Legion 19 - 21 High Street
*24/01619/APP	Refusal for loft conversion with dormer extension to rear roofslope at 39 Nightingale Road
24/01617/APP	Conditional permission for dropped kerb, parking at 66 Lavric Road
24/01612/APP	Conditional permission for erection single storey front and rear extensions at 6 Monmouth Close
24/01601/APP	Conditional permission for first floor/two storey side and single storey rear extensions at 12 Langdon Avenue

24/01576/APP	Conditional permission for two storey rear extension at 38 Hemingway Road
24/01546/APP	Approval for demolition of car wash. Creation of charging zones, erection of EV chargers, jet wash bays, sub-station enclosure and associated forecourt works at Aylesbury Service Station Camborne Avenue
24/01512/APP	Refusal for two storey side and single storey rear extension at 7 Vale Road
24/01434/APP	Conditional permission for single story side / rear extension at 18 Limes Avenue
24/01385/APP	Application withdrawn for single storey front and single storey / part two storey rear extensions at 98 Whaddon Chase
24/01360/APP	Conditional permission for garage conversion, single storey side and rear extensions and alterations to rear patio (amendment to 23/03733/APP) at 6 Bateman Drive
24/00900/APP	Approval for demolition of prefabricated structure to side of main building, erection of part two storey and part single storey side extension and regularisation of external areas to create parking spaces and highway access (dropped kerb) at 33 Tring Road
24/00859/APP	Approval for synthetic pitch with spectator area, perimeter fencing, storage container, floodlights and additional sections of porous link paths at Aylesbury Grammar School Walton Road
23/00147/APP	Approval for erection of five flats following the demolition of the existing garage blocks and associated works at Garages Adj 8 Eastern Street

7. Chairmans communications & correspondence

None received

8. Date of the next meeting

The next meeting is Tuesday 27 August 2024.

The Chairman closed the meeting at 7.49 p.m.

Signed: _____ **Date:** _____