



AYLESBURY
TOWN COUNCIL

**Minutes of the Planning & Licensing Committee held on
Monday 23 September 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 G Wadhwa N Hussain

Officer: Jane Eden (Committee Clerk)

1. Apologies

Apologies received from Cllr Azam (Illness) and Cllr Hunter Watts (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 9 September 2024 be accepted as a true record and signed by the Chairman.

4. Public participation

There was one member of the public present. The member of public address the committee in regard to Vagina House and concerns they have in regard to the sprinkler system and need for natural day light.

5. Planning application

24/02133/APP

Existing entrance doors windows and framing to be removed and replaced with 1no. new automatic entrance door. New roof plant to courtyard roof. New external grade CCTV camera in dome. New tiled finish to existing stall risers and structural piers along façade. New canopy downlighting. New louvres for intake and extract to fascia board on front façade. New external ATM at 19-21 High Street

Resolved: Aylesbury Town Council have no objection to this application

24/02283/APP Householder application for porch, alteration to existing front protrusion, single storey rear extension and garage conversion into habitable room at 7 Eliot Close

Resolved: Aylesbury Town Council have no objection to this application

24/02335/APP Householder application for proposed single storey garage to rear of property and dropped kerb and crossover to front of property at 98 Weedon Road

Resolved: Aylesbury Town Council objects to the drop kerb and cross over to front of property due to road safety concerns and would like to see a Highways comment.

24/02397/APP Demolition of existing conservatory to number 40. Erection of single, first & two storey rear extensions at 38 & 40 Prebendal Avenue

Resolved: Aylesbury Town Council have no objection to this application

24/02515/APP Change of use from casino to 2no 1 bedroom flats at first and second floor. Ground floor replacement shopfront including new entrance door to flats and alterations to fenestration at Showboat 6 Kingsbury

Resolved: Aylesbury Town Council do not object to the flats but would like confirmation that they meet the National Minimum Space Standards. Aylesbury Town Council do object to the shop front and support the objection comment made by Heritage. The shop front is not in keeping with the street scene within the heritage area.

24/02527/APP Change of use from Class E to 1no. flat with rooflights. Bin store with cycle storage. Reduction of fence height at 106 High Street

Resolved: Aylesbury Town Council have no objection to this application

24/02557/APP Householder application for reduction of the double garage to a single garage at 2 New Meadow

Resolved: Aylesbury Town Council have no objection to this application

24/02576/APP Householder application for erection of part single and part two storey side and rear extensions at 2 Eastfield Road

Resolved: Aylesbury Town Council have no objection to this application

24/02590/VRC Variation of condition 5 (sale of food) relating to application 93/01756/AOP (retail warehousing) at Units 1, 2 and 3 Vale Retail Park Vale Park Drive

Resolved: Aylesbury Town Council have no objection to this application

24/02608/APP Householder application for a single storey rear extension (Retrospective) at 24 Weill Road

Resolved: Aylesbury Town Council have no objection to this application

24/02638/ALB Listed building application to increase height of double gates to side access at 9 Walton Terrace

Resolved: Aylesbury Town Council have no objection to this application

24/02639/APP Existing light industrial units used primarily as a service garage to be fully stripped back to frame. Existing walls, roof to be removed and the frame is to be re-clad with composite cladding panels down to ground level. Composite clad roof with 10% rooflight coverage. Existing office block to the front of the building to be demolished with external yard made good as necessary. External repairs to concrete slabs as necessary at Units 19 to 21 March Place

Resolved: Aylesbury Town Council have no objection to this application

24/02651/APP Householder application for single storey rear extension at 34 Bryanston Avenue

Resolved: Aylesbury Town Council have no objection to this application

24/02661/ADM Prior notification application (Part 11, Class B) for demolition of building at Former Gala Bingo Site 38 High Street

Resolved: Aylesbury Town Council do not object to this application but would like to ask that disruption to surrounding businesses be kept to a minimum. Aylesbury Town Council would like to comment it is a pity that a building of some architectural merit and historic value has been neglected by the current owners and hope to see the vision for the space have significant and lasting benefit to the town.

24/02714/APP Householder application for removal of existing shed and erection of single storey side extension at 1 Eliot 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.

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

24/02118/ALB Listed building consent 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

24/02117/APP Conditional permission for insertion of new window to rear at 9 Walton Terrace

24/02104/CPL Grant consent for proposed construction of an outbuilding in rear garden at 12 Ivinghoe View

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

24/02069/APP Refusal for dropped kerb at 59 Elmhurst Road

24/02029/APP Conditional permission for part single storey rear extension at 134 Penn Road

24/00769/VRC	Approval for variation of condition 19 (plans) relating to application 20/01144/APP (Demolition of existing church, church hall and presbytery and erection of a block of 20 affordable flats and a row of 4 affordable dwelling houses) at Church Of Guardian Angels Chaloner Road
24/00704/VRC	Approval for variation of condition 2 (plans) relating to application 18/03525/APP (Demolition of Cambridge House building and erection of 27 apartments) at Site Of The Former Cambridge Place House Cambridge Place

7. Proposed reforms to the National Planning Policy Framework and other changes to the planning system

The committee discussed and submitted the following response

The proposed changes to the NPPF are probably inevitable and many of them seem sensible, producing more land for housing is an admirable aim given the housing shortage and the inability of our young people to get onto the housing ladder, we are desperate for more social rented housing after the right to buy decimated that supply in the 1980s, when councils were also prevented from reinvesting those funds into new social rent homes.

The Green Belt when envisioned was an idea to reduce urban sprawl around cities, London being the prime example and the reallocation of some lower quality "Green Belt or Grey belt" land to development requires sufficient environmental controls are in place, Green Belt land in Buckinghamshire is in the south of the county, closer to London, jobs, facilities and transport links. The North of the county where up to now most of the development has taken place has a worse road network, Aylesbury is frequently gridlocked, our train service from Chiltern Railways was cut during covid and has not been restored, the bus service has also suffered cuts, the most recent being Arriva walking away from the area, if development is to be "sustainable" then it needs all facilities that are necessary close by, that is probably not North Bucks given the current scale of development. Brown Field sites should be considered for development as a priority.

Climate change and energy production are paramount for the countries future, currently our low/no carbon energy production is lower than it should be, roofs on both private and public buildings are prime examples of areas ripe for Solar PV and hot water panels, this would reduce bills for consumers and also for public bodies such as education and health care leaving more funds available for the services provided, the use of agricultural land where that stops food production should probably be discouraged, unless the land could be dual used for both energy and food production.

Flooding is becoming a massive issue for the country both rural and urban, Flash flooding is becoming more common and the damage and disruption it causes costs us dearly, meanwhile the development of homes and businesses on flood plain is taking place more often, the county needs a more joined up response to increased flooding, it must be more integrated into the planning process, there are places where development can and should never take place due to flooding, and the effects it creates in other areas further downstream with increased risk.

In section 95 the new NPPF should specifically reference 'cemeteries and burial grounds' - there is a growing challenge, not least in Aylesbury and surrounding areas, for additional cemetery/burial grounds space, with our changing demographic makeup the need for more land for burial is essential.

This usage is mentioned as an approved change of use for Green Belt land. However, for those communities that aren't in areas of green belt by not making it part of the wider NPPF risks further exacerbating the current situation where new significant new housebuilding puts pressure on existing burial space that was not designed to cater for the additional

demands being placed on it, it would also help if wider government could look more seriously into the issue of reusing existing burial space, this would help existing communities better use the land they already have available.

Cemeteries and burial grounds are culturally important across a wide cross section of society and need to be considered in line with other community usage, also omitted from the proposals are places of worship for all religious beliefs, the needs of our growing and changing communities must be catered for to ensure that everyone in our community feels welcome and accepted.

8. Chairmans communications & correspondence

None received

9. Date of the next meeting

The next meeting is Monday 7 October 2024.

The Chairman closed the meeting at 7.36 p.m.

Signed: _____ Date: _____

DRAFT