

PRINCES RISBOROUGH TOWN COUNCIL

**A MEETING OF THE PLANNING COMMITTEE WILL BE HELD ON
HELD ON TUESDAY 5th APRIL 2016 AT 7.00PM
IN THE MEETING ROOM, PRINCES CENTRE, CLIFFORD ROAD
PRINCES RISBOROUGH**

AGENDA

Public Forum – The first ten minutes are available for the public to express a view or ask a question on relevant matters on the following Agenda. The public are welcome to stay and observe the rest of the meeting.

1. Welcome and Apologies for Absence
2. Acceptance of Minutes of Previous Meeting
3. Declarations of Interest - Members are asked to declare any personal interest which they may have in any of the items under consideration at this meeting
4. To discuss and decide the responses to correspondence received at the Town Council.
5. To consider New Planning Applications (please see Appendix 1)
6. To Receive Notice of Planning Applications Approved
7. To Receive Notice of Planning Applications Refused
8. To Receive Notice of Planning Appeals
9. Any Other Relevant Planning Topics
10. Date of Next Meeting



**Susanne Griffiths
Clerk to the Town Council
30th March 2016**

LIST OF PLANNING APPLICATIONS TO BE DISCUSSED AT A MEETING OF THE PLANNING COMMITTEE OF PRINCES RISBOROUGH TOWN COUNCIL ON 5th APRIL 2016

TPOPTA/16/05506/FUL – The Nook, Crowbrook Road
HSMITH/16/05415/FUL – 51 Stratton Road
HSMITH/16/05395/LBC – 33 High Street
SPENNE/16/05336/FUL – 2 Cannon Place
VJB/16/05500/FUL – 18 Station Road
RW/16/05428/REM – Former Whiteleaf Furniture Site
SCLARK/16/05549/TPO – The Paddocks Clinic
HSMITH/16/05575/FUL – 5 Westmead
HSMITH/16/05580/FUL – 9 Wellington Avenue
SPENNE/16/05565/FUL – Land between Nos 40 & 42 Wycombe Road
AHC/16/05350/CTREE – Tesco Stores
SCLARK/16/05675/CTREE – Alscot Lodge, Alscot Lane
VJB/16/05617/FUL – 17 Wellington Avenue
HSMITH/16/05436/FUL – 6 Angood Close
JAI/16/05627/LBC – The Yews, 46-48 High Street
JAI/16/05625/ADV – The Yews, 46-48 High Street
GDAVIE/16/05513/FUL – The Spinney, Whiteleaf
HSMITH/16/05701/FUL – 5 Stratton Road
SCLARK/16/05780/TPO- 24 Station Road
JAI/16/05717/VCDN – 46 -48 High Street
JAI/16/05734/LBC- 46 – 48 High Street
MPJ/16/05770/FUL – The White House, Aylesbury Road
GDAVIE/16/05727/FUL – 2 Mead Acre

PRINCES RISBOROUGH TOWN COUNCIL

DRAFT MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 1st MARCH 2016 AT 7.00pm IN THE MEETING ROOM, THE PRINCES CENTRE, CLIFFORD ROAD PRINCES RISBOROUGH

PRESENT

Vice Chairman – Cllr Andy Ball
Cllrs John Coombs, Iain McLauchlan and Kyle Wilkins
Caroline Page – Clerical Assistant to the Town Council

APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mags West and Ian Churchill

MINUTES

The minutes of the previous meeting were approved and signed by the Chairman.

MATTERS ARISING

None.

DECLARATIONS OF INTEREST

None were declared.

CORRESPONDENCE

None received.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE:

VJB/15/08503/FUL	Rec'd: 21.12.2016 Target date for determination: 28.03.2016
Alternative Ref:	PP-04713192
Location:	16 Summerleys Road, Princes Risborough, Bucks HP27 9DT
Description:	Householder application for erection of part two storey/ part first floor side extension & single storey rear extension.
Applicant:	Mr Peter Woodiwiss
Agent:	
Parish:	Princes Risborough Town Council
Ward:	The Risboroughs
Officer:	Valerie Bailey
Level:	Delegated Decision
Comments:	The Town Council offers no comment to this application.
AHC/16/05336/CTREE	Rec'd: 08.02.2016 Target date for determination: 21.03.2016
Alternative Ref:	
Location:	Tattybrack, The Holloway, Whiteleaf, Bucks HP27 0LR
Description:	Remove deadwood 30mm diameter and larger from Lime tree group located at the rear of property overhanging public footpath; reduce crown height of Horse Chestnut by approximately 4-6 metres to reduce risk of branch, stem and/or root failure; raise lower branches of Sycamore group located at right of driveway to a height of 1-1.5 metres to improve clearance over telephone lines.
Applicant:	Mrs F Gracie

Agent: Bartlett Tree Experts, FAO Richard Trippett, Woodlands Farm,
Burnham Road, Beaconsfield, Bucks HP9 2SF

Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Alastair Cunningham
Level: Delegated Decision
Comments: **The plans do not correspond to the wording given in the application, particularly for the Horse Chestnut. However, the Town Council will defer to the decision of the district arboriculturalist.**

AHC/16/05322/TPO
Alternative Ref: **Rec'd: 05.02.2016 Target date for determination: 04.04.2016**
PP-04810938
Location: Tattybrack, The Holloway, Whiteleaf, Bucks HP27 0LR
Description: Take down the declining Beech located at the front of property leaving stump as close as grade as possible; take down the declining beech located at the centre of wooded area, leaving stump at 3 metres; remove deadwood greater than 30mm diameter from crown of Beech located at the left front of property.

Applicant: Mrs F Gracie
Agent: Bartlett Tree Experts, FAO Richard Trippett, Woodlands Farm,
Burnham Road, Beaconsfield, Bucks HP9 2SF

Parish: Princes Risborough
Ward: The Risboroughs
Officer: Alastair Cunningham
Level: Delegated Decision
Comments: **The plans do not correspond to the wording given in the application. However, the Town Council will defer to the decision of the district arboriculturalist.**

VJB/16/05158/FUL
Alternative Ref: **Rec'd: 22.01.2016 Target date for determination: 05.04.2016**
PP-04775692
Location: 7 Berryfield Road, Princes Risborough, Bucks HP27 0HE
Description: Householder application for construction of single storey rear extension and conversion of garage to a habitable room with construction of bay window.

Applicant: Mr & Mrs W Marsh
Agent: Plansplus, 29 Windmill Road, Towersey, Oxon OX9 3QQ
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Valerie Bailey
Level: Delegated Decision
Comments: **The Town Council is concerned about the possible future loss of car parking.**

HSMITH/16/05309/FUL
Alternative Ref: **Rec'd: 05.02.2016 Target date for determination: 04.04.2016**
PP-04809220
Location: 40 & 42 Shortborough Avenue, Princes Risborough, Bucks HP27 9HT
Description: Householder application for erection of single storey rear extension To 40 & 42 Shortborough Avenue

Applicant: Mr Rory Nish
Agent: Wolstenholme Ltd, 2 The Rise, Kingston Blount, Chinnor, Oxon OX39 4RY

Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Heather Smith

Level: Delegated Decision
Comments: **The Town Council offers no comment to this application.**

VJB/16/05325/FUL **Rec'd: 06.02.2016 Target date for determination: 11.04.2016**
 Alternative Ref: PP-04813775
 Location: 27 Dunsmore Ride, Monks Risborough, Bucks HP27 9JT
 Description: Householder application for construction of single storey rear extension with steps.
 Applicant: Mr & Mrs A & M Clements
 Agent: Hazlemere Group, Wellington Road, Cressex Business Park, High Wycombe, Bucks HP12 3PR
 Parish: Princes Risborough Town Council
 Ward: The Risboroughs
 Officer: Valerie Bailey
 Level: Delegated Decision
Comments: **The Town Council offers no comment to this application.**

VJB/16/05295/FUL **Rec'd: 04.02.2016 Target date for determination: 11.04.2016**
 Alternative Ref: PP-04803862
 Location: Rosewood Cottage, The Butts, Church Street, Princes Risborough, Bucks HP27 9AN
 Description: Householder application for construction of single storey front extension.
 Applicant: Mr & Mrs T Mayer
 Agent: Christopher George Associates, The Limes, Heathfield Road, Sands, High Wycombe, Bucks HP12 4DQ
 Parish: Princes Risborough Town Council
 Ward: The Risboroughs
 Officer: Valerie Bailey
 Level: Delegated Decision
Comments: **The Town Council offers no comment to this application.**

ECROTT/16/05432/FUL **Rec'd: 17.02.2016 Target date for determination: 18.04.2016**
 Alternative Ref: PP-04837033
 Location: 26 Wycombe Road, Princes Risborough, Bucks HP27 0DH
 Description: Application for single storey rear extension and alterations to unit to create 1-bed & 2-bed self-contained dwellings with private amenity space, bin and cycle store and dedicated off street parking.
 Applicant: Mr Andrew Goddard
 Agent: HAP Chartered Architects Ltd, The Old Registry, 20 Amersham Hill, High Wycombe, Bucks HP13 6NZ
 Parish: Princes Risborough Town Council
 Ward: The Risboroughs
 Officer: Emma Crotty
 Level: Delegated Decision
Comments: **The Town Council considers this application to be over development of the site.**

APPLICATIONS PERMITTED

Case Ref: **15/08228/FUL** *Decision:* **Application Permitted** *Date:* **25.01.2016**
Address: 8 Clifford Road, Princes Risborough, Buckinghamshire HP27 0DU
Proposal: Householder application for erection of single storey side & rear extension following removal of existing rear extension.

Case Ref: **15/08507/CTR** *Decision:* **Not to Make a Tree Preservation Order** *Date:* **28.01.2016**

Address: Vale Cottage, Askett Village Lane, Askett, Buckinghamshire HP27 9LT
Proposal: Fell T1 Spruce

Case Ref: 15/08508/CTR *Decision:* **Not to Make a Tree Preservation Order** *Date:* 28.01.2016

Address: Monkton House, Burton Lane, Monks Risborough, Buckinghamshire HP27 9JF

Proposal: Reduce crowns of 2 no. Horse Chestnuts to previous points, leaving them intact, up to a maximum of 4m. Crown lift to approximately 5 metres, and thin inner growth by 10%; reduce branches of Yew extending over garage to remove lower growth and shorten to provide 1-2 metres clearance from garage where necessary, and balance crown with a minimum of overhang to garage.

Case Ref: 15/08458/FUL *Decision:* **Application Permitted** *Date:* 04.02.2016

Address: The White House, Aylesbury Road, Monks Risborough, Buckinghamshire HP27 0JS

Proposal: Householder application for erection of detached carport to rear.

Case Ref: 15/05349/FUL *Decision:* **Permission with Planning Obligation** *Date:* 09.02.2016

Address: Ker Maria Nursing Home, The Retreat, Princes Risborough, Buckinghamshire HP27

Proposal: Erection of a building comprising 69 x 1 and 2 bed assisted living units (6844 sqm) with communal and welfare facilities, associated vehicular parking and landscaping following the demolition of the existing buildings.

Case Ref: 15/07893/FUL *Decision:* **Application Permitted** *Date:* 12.02.2016

Address: 46 – 48 High Street, Princes Risborough, Buckinghamshire HP27 0AX

Proposal: Change of use from mixed A3/A5 (Restaurant/Hot Food Takeaway) to A5 (Hot Food Takeaway) only use to ground floor, installation of extraction and ventilation equipment and new shop front.

Case Ref: 15/07894/LBC *Decision:* **Application Permitted** *Date:* 12.02.2016

Address: 46 – 48 High Street, Princes Risborough, Buckinghamshire HP27 0AX

Proposal: Listed Building application for installation of extraction and ventilation equipment and new shop fronts.

Case Ref: 16/05100/FUL *Decision:* **Application Permitted** *Date:* 17.02.2016

Address: 1 The Hawthorns, Monks Risborough, Buckinghamshire HP27 9PT

Proposal: Householder application for construction of single storey front extension.

Case Ref: 16/05069/CTR *Decision:* **Not to make a Tree Preservation Order** *Date:* 19.02.2016

Address: 33 High Street, Princes Risborough, Buckinghamshire HP27 0AE

Proposal: Remove T1 Yew; reduce crown of T2 Apple by 2 – 2.4 metres and remove weight going towards next door neighbours, deadwood and thin out as necessary; fell T4 Hawthorn.

Case Ref: 15/08486/MIN *Decision:* Application Permitted *Date:* 15.02.2016

Address: Former Whiteleaf Furniture Site, Picts Lane, Princes Risborough, Buckinghamshire

Proposal: Proposed non-material amendment to permission for Outline application (including details of external layout, scale & access) for erection of 60 houses & 24 flats granted under 14/05386/OUT

APPLICATIONS WITHDRAWN

None

APPLICATIONS REFUSED

Case Ref: 15/08500/FUL *Decision:* **Application Refused** *Date:* 15.02.2016

Address: Land at Pentrelew & Heath House, Mill Lane, Monks Risborough, Buckinghamshire

Proposal: Erection of 1 x 3 bed detached dwelling with parking and amenity space together with new access off Mill Lane.

TREE PRESERVATION ORDERS

None

PLANNING APPEAL SUBMITTED

Application Ref: 14/06162/OUT Appeal Ref: APP/K0425/W/15/3011900

OS Parcel 8784, Mill Lane, Monks Risborough, Buckinghamshire

By: Gladman Developments Ltd

Application for: Outline application (including details of access) for the erection of up to 192 dwellings and public open space.

Notification of Local Inquiry into the Appeal on 8th March 2016 at 10 am.

PLANNING APPEAL DECISIONS

None

NOTICE OF PLANNING APPEALS

None

ANY OTHER RELEVANT PLANNING TOPICS

Cllr Iain Mclauchlan reported that a resident was concerned about the possible obstruction of the vision splay at the junction of Jasmine Crescent and Bell Street caused by the wooden fence which has been erected around the boundary of 37 Bell Street. The office was requested to report this to WDC Planning enforcement.

The next meeting of the committee will take place at 7.00pm in the Princes Centre, Clifford Road, Princes Risborough, on Tuesday 5th April 2016 unless otherwise advised.

There being no further business to discuss the meeting closed at 8.00 pm

Signed:.....Chairman

Date:.....