

PRINCES RISBOROUGH TOWN COUNCIL

**A MEETING OF THE PLANNING COMMITTEE WILL BE HELD ON
HELD ON TUESDAY 5th JULY 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 - To receive any pecuniary or non-pecuniary declarations of interest.
4. To discuss and decide on the responses to correspondence received at the Town Council.
5. To consider New Planning Applications
6. To Receive Notice of Planning Applications Approved
7. To Receive Notice of Planning Applications Refused
8. To Receive Notice of Planning Appeals
9. Date of Next Meeting

Susanne Griffiths

**Clerk to the Town Council
29th June 2016**

PRINCES RISBOROUGH TOWN COUNCIL

DRAFT MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7th JUNE 2016 AT 7.00pm IN THE MEETING ROOM, THE PRINCES CENTRE, CLIFFORD ROAD PRINCES RISBOROUGH

PRESENT

Chairman – Cllr Mags West
Cllrs Andy Ball, John Coombs, Iain McLauchlan & M Walsh
Caroline Page – Clerical Assistant to the Town Council

TO ELECT A CHAIRMAN OF THE PLANNING COMMITTEE

Cllr J Coombs proposed Cllr Mags West. Cllr I McLauchlan seconded. A vote was taken and **all present agreed**.

APOLOGIES FOR ABSENCE

Apologies were received from Cllr 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.

TO ELECT A VICE CHAIRMAN OF THE PLANNING COMMITTEE

Cllr M West proposed Cllr A Ball. Cllr J Coombs seconded. A vote was taken and **all present agreed**.

CORRESPONDENCE

Notification received from WDC relating to an Environmental Statement from Halsbury Homes regarding Planning Application 15/07825/OUTEA and 16/05846/OUTEA for Land at Park Mill Farm, Park Mill, Princes Risborough, and requesting any comments. It was agreed to reiterate the Town Council's previous comments on this application: **Princes Risborough Town Council (PRTC) is opposed to large scale development on the northern side of the Risborough – Aylesbury railway line, as proposed in the draft Local Plan. Development on this land would set a precedent and potentially lead to uncontrolled urban sprawl across open countryside which is overlooked by the Chiltern Hills, a designated Area of Outstanding Natural Beauty. It is PRTC's considered opinion that all the land from the base of the Chiltern Hills, which extends from the northern border of the Town and lies within Wycombe District, should be re-designated as AONB and/or Greenbelt in order to protect this beautiful countryside for the present and future benefit of all.**

Whilst PRTC is mindful of the need for new housing within the Town, particularly for young families, it is against the use of Greenbelt/AONB for such developments. PRTC is also mindful that low employment opportunities in this northern part of Wycombe District and poor road connections on the A4010 in either direction could impact any large-scale development being considered sustainable.

However, the Town Council takes its responsibilities seriously and should, in the worst case scenario, development be considered on land north of the railway line it would be imperative that the necessary infrastructure improvements, (including, but not exclusively, a western

relief road, new primary school, new doctors' surgery and current town centre redevelopment/expansion within the existing commercial centre of The High Street, Duke Street, New Road, Horns Lane and Bell Street), are implemented alongside any housing development. Furthermore, PRTC insist that it should play a key role in all matters relating to any development, including allocation of housing. PRTC is currently in the process of establishing a Neighbourhood Development Plan to further establish its position.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE:

AHC/16/06236/TPO Alternative Ref: Location: Description: Applicant: Agent:	Rec'd: 04.05.2016 Target date for determination: 29.06.2016 Beech Tree Adjacent to 48 Picts Lane, Princes Risborough, Bucks HP27 9DX Reduce T1 Beech from property by 2 metres Hazelvine Foremost Tree Surgeons, FAO Miss Rebecca Saunders, Greenacres Nursery, Aldermaston Road, Pamber Green, Tadley, Hants RG26 3AF
Parish: Ward: Officer: Level: Comments:	Princes Risborough Town Council The Risboroughs Alastair Cunningham Delegated Decision The Town Council will defer to the decision of the district arboriculturalist.
HSMITH/16/06252/FUL Alternative Ref: Location: Description:	Rec'd: 27.04.2016 Target date for determination: 22.06.2016 84 Westmead, Princes Risborough, Bucks HP27 9JG Householder application for construction of single storey rear extension.
Applicant: Agent: Parish: Ward: Officer: Level: Comments:	Ms D Wooller Mr Douglas Foster, 57 Patrick Way, Aylesbury, Bucks HP21 0XJ Princes Risborough Town Council The Risboroughs Heather Smith Delegated Decision The Town Council offers no comment to this application.
HSMITH/16/06250/FUL Alternative Ref: Location:	Rec'd: 27.04.2016 Target date for determination: 01.07.2016 PP-05087644 Greengates, Crowbrook Road, Monks Risborough, Bucks HP27 9LW
Description: Applicant: Agent: Parish: Ward: Officer: Level: Comments:	Householder application for roof extension and alterations in connection with loft conversion, construction of rear extension, conversion and alterations of existing garage to provide garden studio/office and associated external alternations. Mr Ian Martin Princes Risborough Town Council The Risboroughs Heather Smith Delegated Decision The Town Council agrees with the neighbour's objection regarding the rear extension.
AHC/16/06319/CTREE Alternative Ref:	Rec'd: 11.05.2016 Target date for determination: 22.06.2016 PP-05129428

Location: St Dunstans House, Mill Lane, Monks Risborough, Bucks HP27 9JE
Description: Reduce Gp 1 line of 8 stems that have outgrown Box hedge/screen to remove around 1 metre from their radial spread across the road and also to remove between 1 and 2 metres from their height (reduction of approximately 25% of their current foliage area)
Applicant: Mr Coutts
Agent: 4 Seasons Treecare Ltd, FAO Mr Matthew Vaughan, 1 Beech Road Thame, Oxon OX9 2AL
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Alastair Cunningham
Level: Delegated Decision
Comments: **The Town Council will defer to the decision of the district arboriculturalist.**

HSMITH/16/06334/FUL **Rec'd: 12.05.2016 Target date for determination: 07.07.2016**

Alternative Ref:
Location: The Old Rectory, Mill Lane, Monks Risborough, Bucks HP27 9LG
Description: Householder application for construction of detached oak framed garden room.
Applicant: Mr Niall Ramsden
Agent: Prime Oak Ltd, Whitehouse Farm, Whitehouse Lane, Swindon, South Staffordshire AY3 4PE
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Heather Smith
Level: Delegated Decision
Comments: **The Town Council offers no comment to this application.**

LBELLI/16/06146/FUL **Rec'd: 26.04.2016 Target date for determination: 11.08.2016**

Alternative Ref: PP-04613775
Location: Princes Estate, Summerleys Road, Princes Risborough, Bucks
Description: A hybrid application seeking detailed planning permission for the demolition of existing building and erection of two storey office building (B8) and separate building for use as jet wash and valeting of fleet cars with creation of parking area for storage of fleet cars (Zone B) with new access, creation of parking area (Zone A) and new access. Outline planning application for employment purposes comprising use classes B/B2/B8 with new access and all other matters reserved.
Applicant: AC Lloyd Holdings Ltd
Agent: Delta Planning, 1 Chester Court, 1677A High Street, Knowle, Solihull, West Midlands B93 0LL
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Lucy Bellinger
Level: Delegated Decision
Comments: **The Town Council supports this application on the grounds That it will increase the opportunities for local employment.**

HSMITH/16/06261/FUL **Rec'd: 06.05.2016 Target date for determination: 05.07.2016**

Alternative Ref: PP-05117455
Location: 11 The Crescent, Princes Risborough, Bucks HP27 0HT
Description: Householder application for construction of single storey side and rear extension.
Applicant: Mr & Mrs I Smith
Agent: Avanti Design, P O Box 1266, Beaconsfield, Bucks HP9 1US

Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Heather Smith
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

AD/16/06256/FUL **Rec'd: 06.05.2016 Target date for determination: 01.07.2016**
Alternative Ref: PP-04797041
Location: 14 Kingsmead, Monks Risborough, Bucks HP27 9LN
Description: Householder application for construction of single storey front porch extension, part single, part two storey rear extension including rear dormer window and re-instating existing conservatory to rear.

Applicant: Mr Darren Willis
Agent: R.A.C. Draughting Services, 64 Tring Road, Dunstable, Beds LU6 2PT

Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Alexia Dodd
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

MPJ/16/06296/FUL **Rec'd: 10.05.2016 Target date for determination: 18.07.2016**
Alternative Ref: PP-05124751
Location: School House, Aylesbury Road, Monks Risborough, Bucks HP27 9LZ

Description: Householder application for construction of part two storey, part single storey rear extensions, alterations to rear retaining walls and creation of steps to rear garden.

Applicant: Mr Tim East
Agent: Lynn Palmer Architects Ltd, 109 High Street, Thame, Oxon OX9 3DZ

Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Matthew Jackson
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

MPJ/16/06135/LBC **Rec'd: 15.04.2016 Target date for determination: 18.07.2016**
Alternative Ref:
Location: The Old Cross Keys, 60 High Street, Princes Risborough, Bucks HP27 0AX

Description: Listed building application for raising of cobbled paving to front Entrance, reduce internal floor levels to create internal ramp incorporating handrails, new internal door screen, infill internal stud wall, block in existing internal doorway and raise radiator.

Applicant: Cross Keys Surgery
Agent: Battram Associates, 48 High Street, Tring, Herts HP23 5AG

Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Matthew Jackson
Level: Delegated Decision
Comments: The Town Council supports this application.

HSMITH/16/06349/FUL **Rec'd: 13.05.2016 Target date for determination: 08.07.2016**
Alternative Ref: PP-05137790
Location: 10 Park Street, Princes Risborough, Bucks HP27 9AH
Description: Householder application for raising of roof, roof alterations and extensions including x 2 new dormer windows and construction of two storey rear extension.

Applicant: Mr & Mrs A Burn
Agent: Reform Architecture, Woodstock, Whiteleaf, Princes Risborough,
Bucks HP27 0LY
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Heather Smith
Level: Delegated Decision
Comments: **The Town Council offers no comment to this application.**

AD/16/06167/FUL **Rec'd: 27.04.2016 Target date for determination: 26.07.2016**
Alternative Ref: PP-05090302
Location: 3 Willow Way, Princes Risborough, Bucks HP27 9AY
Description: Householder application for construction of two storey side and front extension and internal remodelling.
Applicant: Mr & Mrs Mills
Agent: Lynn Palmer Architects Ltd, 109 High Street, Thame, Oxon OX9 3DZ
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Alexia Dodd
Level: Delegated Decision
Comments: **The Town Council offers no comment to this application.**

AHC/16/06574/TPO **Rec'd: 04.06.2016 Target date for determination: 01.08.2016**
Alternative Ref: PP-05204462
Location: 34 Wycombe Road, Princes Risborough, Bucks
Description: Reduce T1 & T2 Horse Chestnuts located on driveway by 5 to 6 metres in height and 3 to 4 metres on the sides, rebalance and shape, and remove all deadwood.
Applicant: Mr Mooney
Agent: South Bucks Tree Surgeons Ltd, FAO Mrs Jill Macbeth, Grove Hill Farm, Manor Road, Towersey, Thame, Oxon OX9 3QT
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Alastair Cunningham
Level: Delegated Decision
Comments: **The Town Council is very protective of the Horse Chestnut trees in the town, but will defer to the decision of the district Arboriculturalist.**

VJB/16/06393/FUL **Rec'd: 18.05.2016 Target date for determination: 13.07.2016**
Alternative Ref: PP-05151816
Location: 40 Salisbury Close, Princes Risborough, Bucks HP27 0JF
Description: Householder application for construction of single storey rear extension.
Applicant: Mr & Mrs Collins
Agent: David Adams – Architect, 22 Fordwich Hill, Hertford SG14 2BQ
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Valerie Bailey
Level: Delegated Decision
Comments: **The Town Council offers no comment to this application.**

APPLICATIONS PERMITTED

Case Ref: **16/05500/FUL** *Decision:* **Application Permitted** *Date:* **28.04.2016**
Address: 18 Station Road, Princes Risborough, Buckinghamshire HP27 9DF
Proposal: Householder application for construction of two storey front/ side extension with steps to rear and alterations to existing front porch incorporating pitched roof.

Case Ref: 16/05513/FUL Decision: Application Permitted Date: 05.05.2016
Address: The Spinney, Upper Icknield Way, Whiteleaf, Buckinghamshire HP27 0LY
Proposal: Construction of part single storey, part two storey side extension, fenestration & external alterations to existing building & alterations to ground levels to provide new terraced area to the rear and internally divide existing dwelling to provide a x 6 bed and 1 x 2 bed dwellings, parking and access.

Case Ref: 16/05701/FUL Decision: Application Permitted Date: 06.05.2016
Address: 5 Stratton Road, Princes Risborough, Buckinghamshire HP27 9BH
Proposal: Householder application for construction of single storey side extension.

Case Ref: 16/05617/FUL Decision: Application Permitted Date: 04.05.2016
Address: 17 Wellington Avenue, Princes Risborough, Buckinghamshire HP27 9HY
Proposal: Householder application for conversion of existing garage to living accommodation including raising of existing roof height.

Case Ref: 16/05859/FUL Decision: Application Permitted Date: 12.05.2016
Address: Rosecroft, Longwick Road, Princes Risborough, Buckinghamshire HP27 9HN
Proposal: Householder application for construction of detached garden room.

Case Ref: 16/05436/FUL Decision: Application Permitted Date: 09.05.2016
Address: 6 Angood Close, Princes Risborough, Buckinghamshire HP27 9BA
Proposal: Householder application for construction of two storey side and rear extension following demolition of existing detached double garage.

Case Ref: 16/05733/FUL Decision: Application Permitted Date: 12.05.2016
Address: 46-48 High Street, Princes Risborough, Buckinghamshire HP27 0AX
Proposal: Change of use of existing first floor from residential use ancillary to ground floor to create 1 x 2 bed self contained flat.

Case Ref: 16/05734/LBC Decision: Application Permitted Date: 12.05.2016
Address: 46-48 High Street, Princes Risborough, Buckinghamshire HP27 0AX
Proposal: Listed Building application for internal alterations to first floor incorporating removal of some existing partitions and installation of new partition walls to create 1 x 2 bed self contained flat.

Case Ref: 16/05625/AD Decision: Application Permitted Date: 09.05.2016
Address: The Yews, 46-48 High Street, Princes Risborough, Buckinghamshire HP27 0AX
Proposal: Display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign.

Case Ref: 16/05627/LBC Decision: Application Permitted Date: 09.05.2016
Address: The Yews, 46-48 High Street, Princes Risborough, Buckinghamshire HP27 0AX
Proposal: Listed Building application for display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign.

Case Ref: 16/05717/VC Decision: Application Permitted Date: 10.05.2016
Address: 46-48 High Street, Princes Risborough, Buckinghamshire HP27 0AX
Proposal: Application to vary condition 2 (plan numbers) on planning approval 15/07894/LBC to allow an amended list of approved drawings to reflect revisions to the extractor.

Case Ref: 16/05903/CLP Decision: Grant Certificate of Proposed Use Date: 02.05.2016
Address: 57 Wycombe Road, Princes Risborough, Buckinghamshire HP27 0EY
Proposal: Certificate of Lawfulness for proposed construction of single storey rear extension.

Case Ref: 16/05780/TPO Decision: Application Permitted Date: 16.05.2016
Address: 24 Station Road, Princes Risborough, Buckinghamshire HP27 9JD
Proposal: Removal of one lower branch from T6 Beech that overhangs 33 Fairway.

Case Ref: 16/05743/CLP Decision: Grant Certificate of Proposed Use Date: 02.05.2016
Address: 12 Dunsmore Avenue, Monks Risborough, Buckinghamshire HP27 9JX

Proposal: Certificate of lawfulness for proposed construction of 1 x front and 2 x rear roof lights in connection with loft conversion.

Case Ref: **16/05770/FUL** *Decision:* **Application Permitted** *Date:* **16.05.2016**
Address: The White House, Aylesbury Road, Monks Risborough, Buckinghamshire HP27 0JS
Proposal: Householder application for construction of detached carport (alternative scheme to pp 15/08458/FUL)

Case Ref: **16/05934/TPO** *Decision:* **Application Permitted** *Date:* **20.05.2016**
Address: 11 Little Park, Princes Risborough, Buckinghamshire HP27 0HS
Proposal: Removal of over extended limb of T2 Beech from eastern side of canopy back to source, and 10% crown thin.

Case Ref: **16/06069/HP** *Decision:* **Details Not Required to be Submitted** *Date:* **16.05.2016**
Address: 10 Wycombe Road, Princes Risborough, Buckinghamshire HP27 0DH
Proposal: Notification of proposed single storey rear extension; Depth extending from the original rear wall of 4 metres, a maximum height of 3.7 metres and an eaves height

Case Ref: **16/05914/CLP** *Decision:* **Grant Certificate of Proposed Use** *Date:* **25.05.2016**
Address: 2 Willow Way, Princes Risborough, Buckinghamshire HP27 9AY
Proposal: Certificate of proposed lawfulness for construction of single storey rear extension.

Case Ref: **16/05863/FUL** *Decision:* **Application Permitted** *Date:* **26.05.2016**
Address: Askett Farm, Askett Village Lane, Askett, Buckinghamshire HP27 9LT
Proposal: Householder application for removal of previous single storey rear extension, construction of new two storey rear extension with part two storey, part double height accommodation, creation of two new dormer windows and opening up of infill panels to rear, creation of new entrance door and new porch to front, removal of internal secondary staircase and restoration of derelict detached barn for guest accommodation ancillary to main house.

Case Ref: **16/05864/LBC** *Decision:* **Application Permitted** *Date:* **26.05.2016**
Address: Askett Farm, Askett Village Lane, Askett, Buckinghamshire HP27 9LT
Proposal: Listed building application for removal of previous single storey rear extension, construction of new two storey rear extension with part two storey, part double height accommodation, creation of two new dormer windows and opening up of infill panels to rear, creation of new entrance door and new porch to front, removal of internal secondary staircase and restoration of derelict detached barn for guest accommodation ancillary to main house.

Case Ref: **16/06283/MIN** *Decision:* **Application Permitted** *Date:* **26.05.2016**
Address: 5 Broad Leys, Princes Risborough, Buckinghamshire HP27 9BJ
Proposal: Proposed non-material amendment to permission for construction of first floor side extension and new mono pitched roof to front of porch/garage granted under planning ref: 15/07461/FUL

Case Ref: **16/05898/FUL** *Decision:* **Application Permitted** *Date:* **27.05.2016**
Address: 33 Summerleys Road, Princes Risborough, Buckinghamshire HP27 9DS
Proposal: Householder application for insertion of window to side elevation in connection with partial garage conversion.

APPLICATIONS WITHDRAWN

None

APPLICATIONS REFUSED

Case Ref: **16/05565/FUL** *Decision:* **Application Refused** *Date:* **28.04.2016**
Address: Land between Nos 40 & 42 Wycombe Road, Princes Risborough, Buckinghamshire
Proposal: Demolition of detached single garage/store & erection of 1 2 bed dwelling with ancillary turning & parking area and widening of existing dropped kerb and vehicular access

Case Ref: **16/05580/FUL** *Decision:* **Application Refused** *Date:* **28.04.2016**
Address: 9 Wellington Avenue, Princes Risborough, Buckinghamshire HP27 9HY

Proposal: Householder application for raising of roof, roof extensions and alterations with roof lights to front and rear to provide first floor living accommodation.

Case Ref: **16/05727/FUL** *Decision:* **Application Refused** *Date:* **26.05.2016**

Address: 2 Mead Acre, Monks Risborough, Buckinghamshire HP27 9JN
Proposal: Demolition of existing garage and erection of 1 x 3-bed detached bungalow with dropped kerb and associated parking.

TREE PRESERVATION ORDERS

None

PLANNING APPEAL SUBMITTED

Appeal Ref: APP/K0425/W/16/3146838
By: Halsbury Homes Ltd
At: Land at Park Mill Farm, Park Mill, Princes Risborough, Buckinghamshire HP27 9QB
Application for: Outline application with all matters reserved for the construction of up to 500 dwellings with public open space and landscaping.

PLANNING APPEAL DECISIONS

None

NOTICE OF PLANNING APPEALS

None

ANY OTHER RELEVANT PLANNING TOPICS

None

The next meeting of the committee will take place at 7.00pm in the Princes Centre, Clifford Road, Princes Risborough, on Tuesday 5th July 2016 unless otherwise advised.
There being no further business to discuss the meeting closed at 8.30 pm

Signed:.....Chairman

Date:.....

Agenda Item No 4

I write to you as the chairman of planning to ask if you are aware of a very large "shed" being constructed at the rear of 6 or 8 Wycombe Road, PR. It is very visible as you walk up Elmdale Gardens towards the main road and looks more like an office or dwelling than a shed

Agenda Item No 5

HSMITH/16/06437/FUL 45 Poppy Road, Princes Risborough, Bucks HP27 9DB

IAB/16/06535/FUL 1 Lime Road, Princes Risborough, Bucks HP27 0BL

IAB/16/06478/FUL 9 Park Meadow, Princes Risborough, Bucks HP27 0EB

JAI/16/06476/FUL 20 Woollerton Court, Princes Risborough, Bucks HP27 9HB

SPENNE/16/06484/VCDN Site of Four Seasons, Upper Icknield Way, Princes Risborough,

H SMITH/16/06651/FUL 22 Kingsmead, Monks Risborough, Bucks HP27 9LN

MPJ/16/06498/FUL The Bays, Aylesbury Road, Princes Risborough, Bucks HP27 0JP

AD/16/06616/FUL 84 Wycombe Road, Princes Risborough, Bucks HP27 0EN

MPJ/16/06617/LBC 84 Wycombe Road, Princes Risborough, Bucks HP27 0EN

AHC/16/06667/TPO 3 Bardolphs Close, Princes Risborough, Bucks HP27 0XA

TPOPTA/16/06543/FUL 27 Wellington Avenue, Princes Risborough, Bucks HP27 9HY

SCLARK/16/06724/CTREE Penn Cottage, Askett Lane, Askett, Bucks HP27 9LU

SCLARK/16/06738/TPO 19 High Street, Princes Risborough, Bucks HP27 0AE

HSMITH/16/06537/FUL 77 Manor Park Avenue, Princes Risborough, Bucks HP27 9AS

VJB/16/06447/FUL Artel, Berryfield Road, Princes Risborough, Bucks, HP27 0HF

MPJ/16/06576/FUL 19 Poppy Road, Princes Risborough, Bucks HP27 9DA