

PRINCES RISBOROUGH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7th NOVEMBER 2017 AT 6.00pm IN THE MEETING ROOM, THE PRINCES CENTRE, CLIFFORD ROAD PRINCES RISBOROUGH

PRESENT

Chairman Cllr I Pearce Cllrs A Ball, J Coombs, I McLauchlan, M Walsh,
and N Davis
Clerical assistant Jayne Mylchreest
No members of the public

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr J Roberts who had other commitments.

2. MINUTES

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

3. DECLARATIONS OF INTEREST

Members were asked to declare any pecuniary or non-pecuniary declarations of interest and the nature of that interest which they may have in any of the items under consideration at this meeting. Cllr I Pearce declared a non pecuniary interest in Agenda item No 5 Planning Application No 17/07748/FUL.

4. CORRESPONDENCE

An email has been received from Wycombe District Council regarding the Local Plan
Wycombe District Council advises that the New Local Plan has been approved. The final stage of the public consultation will run from the 16th October until the 27th November. Briefing meetings and drop in sessions are to be held, details can be found by clicking the following links.

<https://www.wycombe.gov.uk/localplanbriefingsouth>

<https://www.wycombe.gov.uk/localplanbriefingnorth>

Noted

An extraordinary meeting of the Town Council is to be held on the 14th November to discuss and decide on the comments to be submitted.

5. PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE:

17/07666/OUT

Address: OS Parcel 8784 & OS Parcel 0006 Mill Lane, Monks Risborough And De Graven Meadows Askett Village Lane Askett, Buckinghamshire

Proposal: Outline application (Including details of access) for the erection of up to 300 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access points from Mill Lane and Askett Village Lane and demolition of existing buildings.

Princes Risborough Town Council views this speculative application as both unwelcome and unwanted. The proposed site falls outside of the main settlement area of the town in open countryside currently used as prime agricultural land. Until a time when development may be considered on this side of the railway line, and/or when parts of open countryside may be considered as potential development sites, PRTC will resist any premature attempts to preempt WDC's emerging Local Plan. PRTC are also mindful that sufficient reserved sites remain available within the district to counteract any need for this development.

Notwithstanding these concerns, this particular site lies alongside the East-West railway line for which major upgrading is planned and for which adjacent land will need to be made available. This particular area of Monks Risborough is also a flood risk area adding to the inappropriate nature of this application. Princes Risborough Town Council would recommend refusal.

Some of the points in the Princes Risborough Town Council's previous comments above have been superseded.

However, the substance of the Town Council's comments remains valid.

The Princes Risborough Town Council strongly objects to this application for the following reasons:-

- 1) The Town Plan is now far more advanced, which suggests the Gladman application by increasing the numbers from 170 to 300 is premature and is a buffer between the conservation area and the proposed development.
- 2) This increase will have a detrimental effect on the character and appearance of the area
- 3) The additional land now included will be detrimental to the supply of high quality agricultural land
- 4) Almost doubling the size of the development will have a materially detrimental effect on traffic
- 5) Almost doubling the size of the development will have a detrimental effect on sustainability
- 6) Almost doubling the size of the development will exacerbate safety for residents on the appeal site and in the vicinity due to flood risk

17/07744/CTREE

Address: The Leys Peters Lane Monks Risborough Buckinghamshire HP27 0LG

Proposal: : Pollard back to original cuts to 1 x Lime (T1), crown lift to allow 5 metre ground clearance to 1 x Horse Chestnut (T2), 1 x Lime (T5) and 1 x Beech (T6), Fell 2 x Cypress (T3 & T4) and 1 x Elm (T10), crown lift to allow 6 metre ground clearance to 2 x Horse Chestnut (T7 & T9) and 1 x Hazel (T8) and remove lower limb overhanging road to 1 x Ash (T11)

The Princes Risborough Town Council will abide by the decision of the Arboriculturalist

17/07769/CTREE

Address: The Barn Church Lane Princes Risborough Buckinghamshire HP27 9AW

Proposal: Fell 1 x Maple (T1)

The Princes Risborough Town Council will abide by the decision of the Arboriculturalist

17/07806/FUL

Address: 5 Stopps Orchard Monks Risborough Buckinghamshire HP27 9JB

Proposal: Householder application for construction of single storey rear extension and installation of internal lift

The Princes Risborough Town Council has no comment

Cllr M Walsh joined the meeting at 6.25pm

17/07312/FUL

Address: 68 Place Farm Way Monks Risborough Buckinghamshire HP27 9JY

Proposal: Householder application for construction of first floor rear extension

The Princes Risborough Town Council has no comment

17/07715/FUL

Address: Tralee Longwick Road Princes Risborough Buckinghamshire HP27 9HN

Proposal: Householder application for construction of 3 x new pitched roof dormer windows to front elevation, new single storey front porch and rear flat roof dormer window

The Princes Risborough Town Council has no comment

17/07783/CTREE

Address: Bramleys 1 Whiteleaf Way Whiteleaf Buckinghamshire HP27 0LN

Proposal: Reduction of T1 Copper Beech in front garden by approximately 1.2 metres and crown balance of 2 x Apple trees, reduction of T2 Prunus in rear garden by approximately 0.9 to 1.2 metres, reduction of Thuja hedging by approximately 1.2 metres and fell T3 Yew tree to benefit variegated Holly and Cotoneaster

The Princes Risborough Town Council will abide by the decision of the Arboriculturalist

Cllr I Pearce declared a non pecuniary interest in this application and took no further part in the discussion or vote
17/07748/FUL

Address: The Bungalow Well Lane Monks Risborough Buckinghamshire HP27 9LZ
Proposal: Erection of 1 x 2 bed semi detached bungalow
The Princes Risborough Town Council has no comment

17/05769/FUL

Address: The Spinney Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LY
Proposal: Demolition of existing two dwellings and garages and erection of 2 x 6 bed detached dwellings with detached double garages
The Princes Risborough Town Council objects to this application as it consider it to be an overdevelopment of the site and area.

17/07818/FUL

Address: Greenways Golf Club Lane Whiteleaf Buckinghamshire HP27
Proposal: Householder application for demolition of existing garage and erection of single storey replacement garage and annexe
The Princes Risborough Town Council has no comment

17/07836/FUL

Address: Brook Cottage Askett Lane Askett Buckinghamshire HP27 9LU
Proposal: Householder application for construction of detached oak framed garden machinery/log store
The Princes Risborough Town Council has no comment

17/07793/FUL

Address: 48 Summerleys Road Princes Risborough Buckinghamshire HP27 9DT
Proposal: Householder application for construction of single storey side extension
The Princes Risborough Town Council has no comment

17/07841/FUL

Address: 4 Chestnut Close Monks Risborough Buckinghamshire HP27 0JU
Proposal: Householder application for raising off roof, roof extensions/alterations in connection with creation of first floor habitable accommodation and construction of single storey side extension
The Princes Risborough Town Council has no comment

6. APPLICATIONS PERMITTED

17/06719/FUL *Decision* Application Permitted

Address: Little Orchard Farm Alscot Lane Princes Risborough Buckinghamshire HP27 9RU
Proposal: Change of use of redundant agricultural building to a 2-bed dwelling C3

17/07295/FUL *Decision* Application Permitted

Address: 1 Chiltern Close Princes Risborough Buckinghamshire HP27 0EA
Proposal: Householder application for construction of single storey rear extension

17/06839/VC *Decision* Application Permitted

Address: Princes Estate Summerleys Road Princes Risborough Buckinghamshire
Proposal: Variation of condition 4 (plan numbers) attached to PP 16/06146/FUL (A hybrid application seeking detailed planning permission for the demolition of existing building and erection of two storey office building and separate building for use as jet wash and valeting of fleet cars with creation of parking area for storage of fleet cars (Use Class B8) (Zone B) with new access, creation of parking area (Zone A) and new access. Outline planning application for employment purposes comprising use classes B1/B2/B8 with all matters reserved (Zone C.)) to allow an amended list of approved drawings to allow design changes to Zone B.

17/06537/FUL *Decision* Application Permitted
Address: Longdown House Letter Box Lane Askett Buckinghamshire HP27 9LX
Proposal: Householder application for single storey front/side/rear extension & roof alteration to detached double garage to create single garage/storage/studio & utility rooms with guest accommodation in roofspace

17/07238/RE *Decision* Application Permitted
Address: Princes Estate Summerleys Road Princes Risborough Buckinghamshire
Proposal: Reserved matters application for erection of an industrial/warehouse building with ancillary offices together with associated service yards, car parking and landscaping pursuant to Hybrid outline planning permission 16/06146/FUL

17/07490/CTR *Decision* Not to make a Tree Preservation Order
Address: The New House Thorns Lane Whiteleaf Buckinghamshire HP27 0LT
Proposal: Fell to ground level 1 x Lime Tree (T1)

17/06988/CLP *Decision* Grant Certificate - Proposed Development
Address: Longacre Peters Lane Whiteleaf Buckinghamshire HP27 0LQ
Proposal: Certificate of lawfulness for proposed construction of single storey rear extension and erection of detached outbuilding in rear garden

17/07616/CTR *Decision* Not to make a Tree Preservation Order
Address: Whiteleaf House Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LL
Proposal: Re-pollard at 1.8 metres to 2 x Sycamore trees, reduce down to 3 metres and tidy to 1 x flowering Plum, raise to 6 metres and side back to clear highway to mixed trees (Sycamore, Yew, Box, Elder), reduce to 1.2 metres to 7 x Sycamore trees and tree trunk lodges to 1 x Beech tree

17/07495/LBC *Decision* Application Permitted
Address: Laceys Cottage, Middle Cottage And End Cottage Upper Icknield Way Whiteleaf
Proposal: Listed Building application for temporary stabilisation and protection of existing structures and removal of debris from site

17/07376/PN *Decision* Details Not Required to be Submitted
Address: Sunset Court High Street Princes Risborough Buckinghamshire HP27 0AX
Proposal: Prior notification application (Part 3, Class O) for change of use of existing building falling within Class B1(a) (office) to Class C3 (dwellinghouse) to create 4 residential

17/07142/FUL *Decision* Application Permitted
Address: 31 Eastfield Road Princes Risborough Buckinghamshire HP27 0JA
Proposal: Householder application for creation of hardstanding to front

17/07425/MIN *Decision* Application Permitted
Address: 21 Shortborough Avenue Princes Risborough Buckinghamshire HP27 9HU
Proposal: Proposed non-material amendment to permission for partial conversion of garage into habitable accommodation with single storey pitched roof side extension & raising of roof to remaining flat roofed area. Insertion of two velux windows to rear roofslope granted under Householder planning ref 16/06692/FUL.

17/05705/FUL *Decision* Application Permitted
Address: Land Between Railway And Ercol Furniture Summerleys Road Princes Risborough
Proposal: Erection of two buildings of 4 individual units (8 in total) all falling within B1, B2, B8 Use Classes with associated bin/cycle store, landscaping, hardstanding & car

7. PLANNING APPLICATIONS REFUSED

17/07220/TPO *Decision* Application Refused

Address: 1 Queens Road Princes Risborough Buckinghamshire HP27 0JR

Proposal: Fell 1 x Sycamore (T1) as tree is causing dense shade to dwelling

8. PLANNING APPEALS SUBMITTED

16/08473/FULL Appeal Ref **APP/K0425/W/17/3179926**

Address: Land South of Tollymore Letter Box Lane Askett Buckinghamshire

Proposal: Erection of 5x2 bed and 4x3 bed dwellings and garages, new access to Letter Box Lane and closure of two existing accesses.

9. NOTICE OF APPEAL DECISIONS

None

10. NOTICE OF PUBLIC INQUIRY'

None

11. DATE OF NEXT MEETING

The next meeting of the committee will take place at 6.00pm in the Princes Centre, Clifford Road, Princes Risborough, on Tuesday 5th December 2017 unless otherwise advised.

There being no further business to discuss the meeting closed at 6.50 pm.

Signed:Chairman

Date:.....Page 47/17