

PRINCES RISBOROUGH TOWN COUNCIL

DRAFT MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 5th APRIL 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 & Kyle Wilkins
Caroline Page – Clerical Assistant to the Town Council

APOLOGIES FOR ABSENCE

Apoloiges were received from Cllr Mags West and 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.

CORRESPONDENCE

None received.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE:

TPOPTA/16/05506/FUL	Rec'd: 24.02.2016 Target date for determination: 20.04.2016
Alternative Ref:	PP-04845443
Location:	The Nook, Crowbrook Road, Askett, Bucks HP27 9LR
Description:	Householder application for construction of front porch, single storey rear extension, first floor side/rear extension including extension of existing balcony, fenestration alterations and alterations to existing roof to include new rooflights (alternative scheme to pp 15/07255/FUL)
Applicant:	Mr Andy Jones
Agent:	Black Elephant Architecture Studio, 1 Howard Close, Hiren, London N11 1EH
Parish:	Princes Risborough Town Council
Ward:	The Risboroughs
Officer:	Taz Poptani
Level:	Delegated Decision
Comments:	The Town Council offers no comment to this application.
HSMITH/16/05415/FUL	Rec'd: 16.02.2016 Target date for determination: 22.04.2016
Alternative Ref:	PP-04799718
Location:	51 Stratton Road, Princes Risborough, Bucks HP27 9BH
Description:	Householder application for demolition of an existing single storey garage, construction of part two storey, part first floor side/rear extension and single storey front extension.
Applicant:	Mr Simon Bradshaw

Agent:
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Heather Smith
Level: Delegated Decision
Comments: The Town Council is concerned about the loss of parking.

HSMITH/16/05395/LBC **Rec'd: 04.02.2016 Target date for determination: 21.04.2016**
Alternative Ref
Location: 33 High Street, Princes Risborough, Bucks HP27 0AE
Description: Listed building application for the installation of 2.3m high sliding gate to yard entrance.
Applicant: Mr Michael Smith
Agent: Mr Lance Adlam, 6 Salisbury Close, Princes Risborough, Bucks HP27 0JF
Parish: Princes Risborough
Ward: The Risboroughs
Officer: Heather Smith
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

SPENNE/16/05536/FUL **Rec'd: 23.02.2016 Target date for determination: 25.04.2016**
Alternative Ref:
Location: 2 Cannon Place, Princes Risborough, Bucks HP27 9HL
Description: Erection of single storey front, part single/ part two storey side/ rear extension in connection with conversion to 2-bed self-contained flats..
Applicant: Mrs Rita List
Agent: DR Design, 3 Courtlands, Mentmore Road, Linslade, Beds LU7 2LZ FAO Mr David Rowe
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Stephanie Penney
Level: Delegated Decision
Comments: The Town Council believes that this is overdevelopment of the site and is concerned about the loss of parking.

VJB/16/05500/FUL **Rec'd: 22.02.2016 Target date for determination: 25.04.2016**
Alternative Ref:
Location: 18 Station Road, Princes Risborough, Bucks HP27 9DF
Description: Householder application for construction of two storey front/side extension with steps to rear and alterations to existing front porch incorporating pitched roof.
Applicant: Mr M Hollings
Agent: Drawing Office Associates Ltd, Claydon House, 1 Edison Road, Aylesbury, Bucks HP19 8TE
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Valerie Bailey
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

RW/16/05428/REM **Rec'd: 09.02.2016 Target date for determination: 30.05.2016**
Alternative Ref:
Location: Former Whiteleaf Furniture Site, Picts Lane, Princes Risborough, Bucks
Description: Submission of details of appearance and landscaping for Phase 2 (27 dwellings in total) pursuant to outline planning permission

Applicant: 14/05386/OUT
W E Black

Agent: D P Architects Ltd, The Old Brewery Tap, 3 Shirburn Street,
Watlington, Oxon X49 5BU

Parish: Princes Risborough Town Council

Ward: The Risboroughs

Officer: Richard White

Level: Delegated Decision

**Comments: The Town Council refers to our previous comments
regarding Phase 1**

SCLARK/16/05549/TPO **Rec'd: 26.02.2016 Target date for determination: 22.04.2016**

Alternative Ref:

Location: The Paddocks Clinic, Aylesbury Road, Princes Risborough,
Bucks HP27 0JS

Description: Remove major deadwood from T1 Beech; remove deadwood and
reduce branches back from building by 2.5 metres to T2 twin stem
Acacia; remove major deadwood and reduce branch endings to clear
buildings by 2 metres to T3 & T4 mature Cedars; remove all
deadwood from G1 group of 3 Pines.

Applicant: Mitie Landscapes Ltd

Agent: Salcey Group Ltd, FAO Mrs Katy Steward, Unit 2, Silverstone
Business Park, Shacks Barn Farm, Silverstone, Northants NN12 8TB

Parish: Princes Risborough Town Council

Ward: The Risboroughs

Officer: Sally Clark

Level: Delegated Decision

**Comments: The Town Council will defer to the decision of the district
arboriculturalist.**

HSMITH/16/05575/FUL **Rec'd: 01.03.2016 Target date for determination: 29.08.2016**

Alternative Ref: PP-04867629

Location: 53 Westmead, Princes Risborough, Bucks HP27 9HP

Description: Householder application for construction of single storey side/
rear extension.

Applicant: Caroline Reynolds

Agent: GRE Architectural, 18 Highcross Street, Market Harborough,
Leics LE16 9AJ

Parish: Princes Risborough Town Council

Ward: The Risboroughs

Officer: Heather Smith

Level: Delegated Decision

Comments: The Town Council offers no comment to this application.

HSMITH/16/05580/FUL **Rec'd: 01.03.2016 Target date for determination: 29.04.2016**

Alternative Ref: PP-04873355

Location: 9 Wellington Avenue, Princes Risborough, Bucks HP2 9HY

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

Applicant: Mr Paul Tommey

Agent: Apex Lofts, 4 Bence Farm Court, Darton, Barnsley, South Yorks
(Met County) S75 5NT

Parish: Princes Risborough Town Council

Ward: The Risboroughs

Officer: Heather Smith

Level: Delegated Decision

Comments: The Town Council offers no comment to this application.

SPENNE/16/05565/FUL

Alternative Ref:

Location:

Description:

Applicant:

Agent:

Parish:

Ward:

Officer:

Level:

Comments:**Rec'd: 29.02.2016 Target date for determination: 28.04.2016**

PP-04746585

Land between Nos 40 & 42 Wycombe Road, Princes Risborough, Bucks HP27 0EN

Demolition of detached single garage/store and erection of 1 x 2 bed dwelling with ancillary turning and parking area and widening of existing dropped kerb & vehicular crossover.

Ms Jeanette Bilton

Planning Works Ltd, 71 The Ridgeway, Stanley Hill, Amersham, Bucks HP7 9HJ

Princes Risborough Town Council

The Risboroughs

Stephanie Penney

Delegated Decision

The Town Council supports this innovative application.**AHC/16/05350/CTREE**

Alternative Ref:

Location:

Description:

Applicant:

Agent:

Parish:

Ward:

Officer:

Level:

Comments:**Rec'd: 09.02.2016 Target date for determination: 21.04.2016**

PP-04819130

Tesco Stores, Longwick Road, Princes Risborough, Bucks HP27 9TS

Reduction of trees and hedges to provide approx. 3 metres clearance from Tesco estate, removing 25% or between 1.5 – 3 metres from T1 Pine and T2 Ash, and 1 metre from G1 Conifer Group and G2 Laurel group.

Tesco Princes Risborough

Ground Control Ltd, FAO M Guy Chambers, Kingfisher House, Radford Way, Billericay, Essex CM12 0EQ

Princes Risborough Town Council

The Risboroughs

Alastair Cunningham

Delegated Decision

The Town Council will defer to the decision of the district arboriculturalist.**SCLARK/16/05675/CTREE**

Alternative Ref:

Location:

Description:

Applicant:

Agent:

Parish:

Ward:

Officer:

Level:

Comments:**Rec'd: 08.03.2016 Target date for determination: 19.04.2016**Alscot Lodge, Alscot Lane, Princes Risborough, Bucks HP27 9RU
Management works to trees located at Alscot Lodge as described in enclosed schedule, ref Doc 1.

Mrs Karen Eyre

J & D Clark Ltd, FAO Mr John Clark, 28 Frances Street, Chesham, Bucks HP5 3EQ

Princes Risborough Town Council

The Risboroughs

Sally Clark

Delegated Decision

The Town Council will defer to the decision of the district arboriculturalist.**VJB/16/05617/FUL**

Alternative Ref:

Location:

Description:

Applicant:

Agent:

Parish:

Rec'd: 04.03.2016 Target date for determination: 04.05.2016

PP-04881065

17 Wellington Avenue, Princes Risborough, Bucks HP27 9HY
Householder application for conversion of existing garage to living accommodation including raising of existing roof height.

Mr & Mrs Williams

Wolstenholme Ltd, 2 The Rise, Kingston Blount, Chinnor, Oxon OX39 4RY

Princes Risborough Town Council

Ward: The Risboroughs
Officer: Valerie Bailey

Level: Delegated Decision

Comments: The Town Council is concerned about the loss of parking.

HSMITH/16/05436/FUL

Alternative Ref:

Location:

Description:

Applicant:

Agent:

Parish:

Ward:

Officer:

Level:

Comments:

Rec'd: 17.02.2016 Target date for determination: 09.05.2016

PP-04839473

6 Angood Close, Princes Risborough, Bucks HP27 9BA

Householder application for construction of two storey side and rear extension following demolition of existing detached double garage.

Mr & Mrs Parkes

CSE Consulting, Victoria House, Desborough Street, High Wycombe, Bucks HP11 2NF

Princes Risborough Town Council

The Risboroughs

Heather Smith

Delegated Decision

The Town Council offers no comment to this application.

JAI/16/05627/LBC

Alternative Ref:

Location:

Description:

Applicant:

Agent:

Parish:

Ward:

Officer:

Level:

Comments:

Rec'd: 05.03.2016 Target date for determination: 09.05.2016

PP-04884994

The Yews, 46-48 High Street, Princes Risborough, Bucks HP27 0AX

Listed Building application for display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign

DPSK Ltd

Pegasus Planning Group, First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol BS32 4QL

Princes Risborough Town Council

The Risboroughs

Jenny Ion

Delegated Decision

The Town Council offers no comment to this application.

JAI/16/05625/ADV

Alternative Ref:

Location:

Description:

Applicant:

Agent:

Parish:

Ward:

Officer:

Level:

Comments:

Rec'd: 05.03.2016 Target date for determination: 09.05.2016

PP-04884005

The Yews, 46-48 High Street, Princes Risborough, Bucks HP27 0AX

Display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign

DPSK Ltd

Pegasus Planning Group Ltd, First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol BS32 4QL

Princes Risborough Town Council

The Risboroughs

Jenny Ion

Delegated Decision

The Town Council offers no comment to this application.

GDAVIE/16/05513/FUL

Alternative Ref:

Location:

Description:

Applicant:

Rec'd: 24.02.2016 Target date for determination: 09.05.2016

PP-04856603

The Spinney, Upper Icknield Way, Whiteleaf, Bucks HP27 0LY

Construction of part single storey, part two storey side extension, fenestration & external alterations to ground levels to provide new terraced area to the rear and internally divide existing dwelling to provide 2 x 4 bed dwellings, parking and access

Mr & Mrs S Ruck

Agent: MSC Planning Ltd, Beech House, 259 Amersham Road,
Hazlemere, High Wycombe, Bucks HP15 7QW
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Gemma Davies
Level: Delegated Decision
Comments: As owners of the Rag Pit, The Town Council would echo the advice given by the Bucks County Council Archeological officer.

HSMITH/16/05701/FUL **Rec'd: 12.03.2016 Target date for determination: 12.05.2016**
Alternative Ref: PP-04903435
Location: 5 Stratton Road, Princes Risborough, Bucks HP27 9BH
Description: Householder application for construction of single storey side extension.

Applicant: Mr John Field
Agent: FourSquareLand, Old Smithy, Great Hampden, Bucks HP16 9RF
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Heather Smith
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

SCLARK/16/05780/TPO **Rec'd: 21.03.2016 Target date for determination: 16.05.2016**
Alternative Ref: PP-04923085
Location: 24 Station Road, Princes Risborough, Bucks HP27 9JD
Description: Removal of one lower branch from T6 Beech, that overhangs 33 Fairway.

Applicant: Mr Adrian Mann
Agent:
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Sally Clark
Level: Delegated Decision
Comments: The Town Council will defer to the decision of the district arboriculturalist.

JAI/16/05717/VCDN **Rec'd: 16.03.2016 Target date for determination: 11.05.2016**
Alternative Ref: PP-04892824
Location: 46 – 48 High Street, Princes Risborough, Bucks HP27 0AX
Description: 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 extract system.

Applicant: Mr Shane Cheung
Agent: Pegasus Planning Group Ltd, First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol BS32 4QL
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Jenny Ion
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

JAI/16/05734/LBC **Rec'd: 17.03.2016 Target date for determination: 13.05.2016**
Alternative Ref: PP – 04908978
Location: 46 – 48 High Street, Princes Risborough, Bucks HP27 0AX
Description: 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 3 bed self contained flat.
Applicant: Mr Mitesh Joshi

Agent: Pegasus Planning Group Ltd, First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol BS32 4QL

Parish: Princes Risborough Town Council

Ward: The Risboroughs

Officer: Jenny Ion

Level: Delegated Decision

Comments: The Town Council is concerned about the lack of parking provision.

GDAVIE/16/05727/FUL Rec'd: 16.03.2016 Target date for determination: 19.05.2016

Alternative Ref:

Location:

Description:

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

Applicant:

Agent:

Mr Mich Stenton
Mr Paul Smith, Foxgloves, Turnip Close, Cheersley, Aylesbury, Bucks HP18 0BJ

Parish: Princes Risborough Town Council

Ward: The Risboroughs

Officer: Gemma Davies

Level: Delegated Decision

Comments: The Town Council believes that this is not in keeping with the street scene as all the surrounding buildings are single storey (ie bungalows)

MPJ/16/05770/FUL Rec'd: 19.03.2016 Target date: 16.05.2016

Alternative Ref:

Location:

Description:

PP-04919443
The White House, Aylesbury Road, Monks Risborough, Bucks HP27 0JS

Householder application for construction of detached carport (alternative scheme to pp 15/08458/FUL)

Applicant:

Agent:

Mr & Mrs O Ryman
Cadmonkies, Studio One, 19 Westminster Croft, Brackley, Northants NN13 7ED

Parish: Princes Risborough Town Council

Ward: The Risboroughs

Officer: Matthew Jackson

Level: Delegated Decision

Comments: The Town Council offers no comment to this application.

APPLICATIONS PERMITTED

Case Ref: 16/05032/FUL Decision: Application Permitted Date: 01.03.2016

Address: Hand Car Wash Facility, The Bell, 21- 23 Bell Street, Princes Risborough, Bucks

Proposal: Change of use of part of car park in connection with use as car washing & valeting service (retrospective)

Case Ref: 16/05105/TPO Decision: Application Permitted Date: 11.03.2016

Address: 20 St Teresa's Close, Princes Risborough, Buckinghamshire HP27 0JH

Proposal: Reduce crown of T1 Horse Chestnut by approximately 2 metres of lateral growth; crown thin by 15% T3, T4, T5 and T6 Horse Chestnuts and remove epicormic growth up to crown break.

Case Ref: 16/05077/TPO Decision: Application Permitted Date: 08.03.2016

Address: Chiltern Close, Princes Risborough, Buckinghamshire

Proposal: Pollard to previous pruning points by approximately 5 metres to Lime T1 and overall reduction by approximately 2 metres in height and spread back to a suitable branch union and side lateral reduction of the overextended branches back to a suitable branch union by approximately 5 metres and crown lift by approximately 4 metres.

Case Ref: **16/05080/TPO** *Decision:* **Application Permitted** *Date:* **07.03.2016**
Address: Icknield, Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JW
Proposal: Crown raise T1 Cedar by removing the lowest secondary branch back to source, and reducing the remaining limb by up to a maximum 2.5m back to a suitable branch union, plus removal of approximately 4 broken and suspended storm-damaged limbs. Reduction of second major limb extending towards 5 Robinson Close by up to a maximum of 4m.

Case Ref: **15/07904/RE** *Decision:* **Application Permitted** *Date:* **18.03.2016**
Address: Former Whiteleaf Furniture Site, Picts Lane, Princes Risborough, Buckinghamshire
Proposal: Submission on details of appearance and landscaping for the erection of 13 dwellinghouses (1x 2 bed, 6 x 3 bed and 6 x 4 bed) pursuant to outline planning permission 14/05386/OUT) (Phase 1)

Case Ref: **16/05001/FUL** *Decision:* **Application Permitted** *Date:* **14.03.2016**
Address: Orchard Cottage, Peters Lane, Monks Risborough, Buckinghamshire HP27 0LG
Proposal: Householder application for construction of two storey rear extension and detached single storey garage.

Case Ref: **16/05174/PN** *Decision:* **Details Not Required to be Submitted** *Date:* **18.03.2016**
Address: 51 Poppy Road, Princes Risborough, Buckinghamshire HP27 9DB
Proposal: Prior notification application (Pat 3, Class O) for change of use of existing building falling within Class B1(a) (office) to Class C3 (dwellinghouse)

Case Ref: **16/05336/CTR** *Decision:* **Not to make a Tree Preservation Order** *Date:* **18.03.2016**
Address: Tattybrack, The Holloway, Whiteleaf, Buckinghamshire HP27 0LR
Proposal: 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.

APPLICATIONS WITHDRAWN

None

APPLICATIONS REFUSED

Case Ref: **15/08533/FUL** *Decision:* **Application Refused** *Date:* **01.03.2016**
Address: Land Rear of 27 Wellington Avenue, Princes Risborough, Bucks HP27
Proposal: Erection of detached two storey 3-bed dwelling with access from Shortborough Avenue.

Case Ref: **15/08325/FUL** *Decision:* **Application Refused** *Date:* **16.03.2016**
Address: Greensleeves, Maryland, Edina & Tamarity, Longwick Road & Aylesbury Road, Princes Risborough
Proposal: Demolition of existing buildings and redevelopment to form 37 one and two bedroom sheltered retirement apartments for the elderly including communal facilities, access, car parking and landscaping.

Case Ref: **16/05037/FUL** *Decision:* **Application Refused** *Date:* **17.03.2016**
Address: 30 The Avenue, Princes Risborough, Bucks HP27 0HL
Proposal: Erection of 1 x 1 bed linked attached dwelling with associated parking and construction of detached garage/carport (alternative scheme to pp 15/06837/FUL)

TREE PRESERVATION ORDERS

TPO no: 35/2015

Site: Sycamore located within the curtilage at Monks Risborough Church of England Primary School, Aylesbury Road, Monks Risborough HP27 9LZ

PLANNING APPEAL SUBMITTED

None

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 3rd May 2016 unless otherwise advised.
There being no further business to discuss the meeting closed at pm

Signed:.....Chairman

Date:.....