

PRINCES RISBOROUGH TOWN COUNCIL

***DRAFT* MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3rd MAY 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

Apologies were received from Cllr Mags West & 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/16/05863/FUL

Alternative Ref:

Location:

Description:

Applicant:

Agent:

Parish:

Ward:

Officer:

Level:

Comments:

Rec'd: 31.03.2016 Target date for determination: 26.05.2016

PP-05003560

Askett Farm, Askett Village Lane, Askett, Bucks HP27 9LT

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.

Mr & Mrs Stuart and Louise Thompson

Chiltern Architecture Studio, The Lodge, Chinnor Road, Bledlow Ridge, High Wycombe, Bucks HP14 4AA

Princes Risborough Town Council

The Risboroughs

Valerie Bailey

Delegated Decision

The Town Council offers no comment to this application.

VJB/16/05864/LBC

Alternative Ref:

Location:

Description:

Rec'd: 31.03.2016 Target date for determination: 26.05.2016

PP-05003560

Askett Farm, Askett Village Lane, Askett, Bucks HP27 9LT

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.

Applicant: Mr & Mrs Stuart and Louise Thompson
Agent: Chiltern Architecture Studio, The Lodge, Chinnor Road, Bledlow Ridge, High Wycombe, Bucks HP14 4AA
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Valerie Bailey
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

HSMITH/16/05859/FUL

Alternative Ref: Rec'd: 31.05.2016 Target date for determination: 26.05.2016
PP-04921520
Location: Rosecroft, Longwick Road, Princes Risborough, Bucks HP27 9HN
Description: Householder application for construction of detached garden room.
Applicant: Adam Cayley
Agent:
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/16/05933/TPO

Alternative Ref: Rec'd: 06.04.2016 Target date for determination: 01.06.2016
PP-04897454
Location: Triscombe, 4 Whiteleaf Way, Whiteleaf, Bucks HP27 0LN
Description: Fell Sycamore T1 and replace with a more suitable species in a more appropriate location.
Applicant: Mr Keven Cooke
Agent: Devey Tree Care, FAO Mr Owain Devey, 32 Chalgrove Road, Thame, Oxon OX9 3TF
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.

AHC/16/05934/TPO

Alternative Ref: Rec'd: 06.04.2016 Target date for determination: 01.06.2016
PP-04933949
Location: 11 Little Park, Princes Risborough, Bucks HP27 0HS
Description: Removal of over extended limb of T2 Beech from eastern side of canopy back to source, and 10% crown thin.
Applicant: Mrs Vanda Larkin
Agent: Devey Tree Care, FAO Mr Owain Devey, 32 Chalgrove Road, Thame, Oxon OX9 3TF
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.

IAB/16/05898/FUL

Alternative Ref: Rec'd: 02.04.2016 Target date for determination: 03.05.2016
PP-05014150

Location: 33 Summerleys Road, Princes Risborough, Bucks HP27 9DS
Description: Householder application for insertion of window to side elevation in connection with partial garage conversion.
Applicant: Mr Len Jenkins
Agent: Domestic Designs Ltd, 2nd Floor Suite, 12 Church Square, Leighton Buzzard, LU7 1AE
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Ian Beck
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

IAB/16/05959/FUL

Rec'd: 04.04.2016 Target date for determination: 03.06.2016

Alternative Ref:
Location: Risborough Rangers Football Club, Horsenden Lane, Princes Risborough, Bucks HP27 9NE
Description: Extension to existing covered areas
Applicant: Mr Richard Woodward
Agent: Mr Douglas Foster, 57 Patrick Way, Aylesbury, Bucks HP21 9XJ
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Ian Beck
Level: Delegated Decision
Comments: The Town Council supports this application.

SCLARK/16/059766/TPO

Rec'd: 09.04.2016 Target date for determination: 06.06.2016

Alternative Ref: PP-05033943
Location: 1 Sycamore House, Bell Lane, Princes Risborough, Bucks HP27 0DF
Description: Prune to remove 20-25% of the foliage from T1 Sycamore by thinning growth at the outer edge of the crown and selectively reducing some larger limbs. The tree will have the same height but radial spread will be reduced by around 1 metre. Crown density will be reduced allowing more light through the tree.
Applicant: Wilson Hanford Property Management
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: Sally Clark
Level: Delegated Decision
Comments: The Town Council will defer to the decision of the district arboriculturalist.

SCLARK/16/06019/TPO

Rec'd: 13.04.2016 Target date for determination: 08.06.2016

Alternative Ref: PP-05044171
Location: 12 St Teresas Close, Princes Risborough, Bucks HP27 0JH
Description: Fell T1 Horse Chestnut to leave a 1 metre stump; crown raise T2 Horse Chestnut to 6 metres; crown raise T3 Horse Chestnut to 6 metres and thin by 10%; fell Horse Chestnut to leave a 1 metre stump; crown raise T5 Horse Chestnut to 6 metres and thin by 10%.
Applicant: Mrs Hart
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: Sally Clark
Level: Delegated Decision

Comments: **The Town Council will defer to the decision of the district arboriculturalist, but strongly objects to felling, as the trees are in the public interest and Horse Chestnuts are an important feature of the town, forming part of the historical context of the area.**

SCLARK/16/006044/TPO **Rec'd: 14.04.2016 Target date for determination: 09.06.2016**
 Alternative Ref:
 Location: Ker Maria Nursing Home, The Retreat, Princes Risborough, Bucks HP27 0JQ
 Description: Remove Lime (tree 21/TPO tree T4)
 Applicant: Castleoak Group
 Agent: Ian Keen Ltd, FAO Mrs Wendy Coles, Redlands Farm, Redlands Lane, Ewshot, Farnham, Surrey GU10 5AS
 Parish: Princes Risborough Town Council
 Ward: The Risboroughs
 Officer: Sally Clark
 Level: Delegated Decision
Comments: **The Town Council would like to see this tree replaced, but will defer to the decision of the district arboriculturalist.**

ECROTT/16/06087/FUL **Rec'd: 11.04.2016 Target date for determination: 06.06.2016**
 Alternative Ref:
 Location: 32 Woollerton Court, Princes Risborough, Bucks HP27 9HB
 Description: Alterations to first floor 3-bed self-contained flat to create 2 x 1-bed self-contained flats.
 Applicant: Red Kite Community Housing
 Agent: PCDS Ltd, 1 The Mead Business Centre, 176-178 Berkhamstead Road, Chesham, Bucks HP5 3EE
 Parish: Princes Risborough Town Council
 Ward: The Risboroughs
 Officer: Emma Crotty
 Level: Delegated Decision
Comments: **The Town Council supports this application.**

LBELLI/16/05846/OUTEA **Rec'd: 25.03.2016 Target date for determination: 10.08.2016**
 Alternative Ref: PP-04931341
 Location: Land At: Park Mill Farm, Park Mill, Princes Risborough, Bucks HP27 9QB
 Description: Outline application with all matters reserved for the construction of up to 500 dwellings with public open space and landscaping.
 Applicant: Halsbury Homes Ltd
 Agent: RPS Planning & Development, 20 Western Avenue, Milton Park, Abingdon, Oxon OX14 4SH
 Parish: Princes Risborough Town Council
 Ward: The Risboroughs
 Officer: Lucy Bellinger
 Level: Delegated Decision

Comments: **The Town Council reiterates its Response to the W.D.C. "Local Plan" Consultation**

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.

HSMITH/16/06131/FUL **Rec'd: 14.04.2016 Target date for determination: 20.06.2016**
Alternative Ref:
Location: 56 Berryfield Road, Princes Risborough, Bucks HP27 0HF
Description: Householder application for construction of part two storey, part single storey front, side and rear extension and installation of flue to side elevation.

Applicant: Mr Robin & Mrs Paula North
Agent: Carlin Design Services, 57 Poppy Road, Princes Risborough, Bucks HP27 9DB

Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Heather Smith
Level: Delegated Decision
Comments: **The Town Council considers this to be detrimental to the street scene.**

SCLARK/16/06130/TPO **Rec'd: 23.04.2016 Target date for determination: 20.06.2016**
Alternative Ref: PP-05079363
Location: Lavenders, Queens Road, Princes Risborough, Bucks HP27 0JR
Description: Fell Beech (T1) and Beech (T2)
Applicant: Smithers Purslow
Agent: Environmental Services, Mr Simon Greener, Unit 4, Linnet Court, Hawfinch Drive, Cambridge Business Park, Alnwick, NE66 2GD

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.**

VJB/16/06061/FUL **Rec'd: 16.04.2016 Target date for determination: 15.06.2016**
Alternative Ref: PP-05058202
Location: Morcom, Aylesbury Road, Monks Risborough, Bucks HP27 9LZ
Description: Householder application for construction of single storey rear extension following demolition of existing conservatory, new front porch and carport to side.

Applicant: Mr & Mrs Tracey & Stuart Jagot
Agent: JC RIBA, 28 Dukes Close, Shabbington HP18 9HW
Parish: Princes Risborough Town Council
Ward: The Risboroughs

Officer: Valerie Bailey
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

GDAVIE/16/06026/FUL **Rec'd: 13.04.2016 Target date for determination: 22.06.2016**
Alternative Ref:
Location: Monks Mede, Burton Lane, Monks Risborough, Bucks HP27 9JF
Description: Householder application for single storey front extension.
Applicant: C Harris
Agent: Drawing Office Associates Ltd, Claydon House, 1 Edison Road, Aylesbury, Bucks HP19 8TE
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Gemma Davies
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

JAI/16/06105/FUL **Rec'd: 21.04.2016 Target date for determination: 16.06.2016**
Alternative Ref: PP-05070761
Location: Beechwood Court, Park Street, Princes Risborough, Bucks
Description: Installation of a mock telephone box to house a defibrillator.
Applicant: Princes Risborough Town Council and W E Black Ltd
Agent: W J Macleod Ltd, 70B High Street, Northwood, HA6 1BL
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Jenny Ion
Level: Delegated Decision
Comments: The Town Council declares an interest in this application.

ECROTT/16/06062/FUL **Rec'd: 16.04.2016 Target date for determination: 23.06.2016**
Alternative Ref: PP-05058413
Location: The Three Crowns Public House, Askett Village Lane, Askett, Bucks HP27 9LT
Description: Application for re-positioning/permanent siting of bin store in the car park (retrospective)
Applicant: Chesterton Crescent Catering
Agent: DVL Bespoke Design Solutions, 10 Parsonage Close, Tring HP23 4AU
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Emma Crotty
Level: Delegated Decision
Comments: The Town Council supports the Council's suggestion for the position of the bin store.

HSMITH/16/06128/FUL **Rec'd: 23.04.2016 Target date for determination: 20.06.2016**
Alternative Ref: PP-05078394
Location: 18 Parkfield Rise, Princes Risborough, Bucks HP27 0DW
Description: Householder application for construction of ground floor rear extension.
Applicant: Mr & Mrs James Sharp
Agent: The Cox Clifford Partnership, 11 Place Farm Way, Monks Risborough, Bucks HP27 9JQ
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Heather Smith
Level: Delegated Decision
Comments: The Town Council offers no comment to this application.

APPLICATIONS PERMITTED

Case Ref: **15/07349/FUL** *Decision:* **Permission with Planning Obligation** *Date:* **31.03.2016**

Address: Leo Laboratories, Longwick Road, Princes Risborough, Bucks HP27 9RR

Proposal: Demolition of existing building and erection of 96 dwellings comprising 5 x 2 bed, 53 x 3 bed, 17 x 4 bed, 6 x 5 bed (houses) and 3 x 1 bed, 9 x 2 bed, 3 x 3 bed (flats), associated pedestrian & vehicle access, car parking, landscaping and 50 commercial car parking spaces to serve adjacent Hypnos factory.

Case Ref: **15/08503/FUL** *Decision:* **Application Permitted** *Date:* **30.03.2016**

Address: 16 Summerleys Road, Princes Risborough, Bucks HP27 9DT

Proposal: Householder application for erection of part two storey/part first floor side extension & single storey rear extension.

Case Ref: **16/05586/MIN** *Decision:* **Application Permitted** *Date:* **29.03.2016**

Address: Cobwebs, 1 Park Meadow, Princes Risborough, Bucks HP27 0EB

Proposal: Proposed non-material amendment to permission for Erection of detached two bed dwellinghouse with associated access, parking and amenity area (alternative scheme to pp 13/05225/FUL) granted under 14/06653/FUL

Case Ref: **16/05322/TPO** *Decision:* **Application Permitted** *Date:* **31.03.2016**

Address: Tattybrack, The Holloway, Whiteleaf, Bucks HP27 0LR

Proposal: 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.

Case Ref: **16/05070/TPO** *Decision:* **Application Permitted** *Date:* **26.02.2016**

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

Proposal: Crown lift T3 Oak to approximately 3 metres and reduce crown between 1.2 and 1.8 metres; T5 Ash, remove deadwood plus reduction of extended side lateral branch up to a maximum of approximately 2m. Remaining crown to be reduced by up to approximately 1.5m to maintain form and to give increased clearance to neighbouring property,

Case Ref: **16/05325/FUL** *Decision:* **Application Permitted** *Date:* **07.04.2016**

Address: 27 Dunsmore Ride, Monks Risborough, Buckinghamshire HP27 9JT

Proposal: Householder application for construction of single storey rear extension with steps.

Case Ref: **16/05295/FUL** *Decision:* **Application Permitted** *Date:* **07.04.2016**

Address: Rosewood Cottage, The Butts, Church Street, Princes Risborough, Bucks

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

Case Ref: **16/05158/FUL** *Decision:* **Application Permitted** *Date:* **05.04.2016**

Address: 7 Berryfield Road, Princes Risborough, Buckinghamshire HP27 0HE

Proposal: Householder application for construction of single storey rear extension and conversion of garage to a habitable room with construction of bay window.

Case Ref: **16/05412/CLP** *Decision:* **Grant Certificate of Proposed Use** *Date:* **07.04.2016**

Address: 5 Abbots Way, Princes Risborough, Buckinghamshire HP27 9JZ

Proposal: Certificate of lawfulness for insertion of 2 x front rooflights and boxed dormer to rear in connection with conversion of loft to create additional habitable living accommodation.

Case Ref: **16/05368/PN** *Decision:* **Details Not Required to be Submitted** *Date:* **05.04.2016**

Address: St John's House, Church Street, Princes Risborough, Buckinghamshire HP27 9AA

Proposal: Prior Notification (Part 3, Class O) for change of use from B1 (Offices) to C3 (Residential) to create 1 x 1-bed & 1 x 2-bed flat.

Case Ref: **16/05309/FUL** *Decision:* **Application Permitted** *Date:* **05.04.2016**

Address: 40 & 42 Shortborough Avenue, Princes Risborough, Buckinghamshire HP27 9HT

Proposal: Householder application for erection of single storey rear extension to 40 and 42 Shortborough Avenue.

Case Ref: **16/05432/FUL** *Decision:* **Application Permitted** *Date:* **15.04.2016**

Address: 26 Wycombe Road, Princes Risborough, Buckinghamshire HP27 0DH

Proposal: Application for single storey rear extension and alterations to unit to create 1-bed & 1 x 2-bed self-contained dwellings with private amenity space, bin and cycle store and dedicated off street parking.

Case Ref: **16/05794/MIN** *Decision:* **Application Permitted** *Date:* **13.04.2016**

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

Proposal: Proposed non-material amendment to permission for 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 granted under planning ref: 15/07893/FUL

Case Ref: **16/05802/MIN** *Decision:* Application Permitted *Date:* **15.04.2016**

Address: St Teresa Of The Child Jesus Roman Catholic Church, New Road, Princes Risborough, Buckinghamshire

Proposal: Proposed non-material amendment to permission for removal of existing tiles to domed roofs & replacement with part lead & part tile covering granted under planning ref: 15/08017/FUL

Case Ref: **16/05350/CTR** *Decision:* **Not to make a Tree Preservation Order** *Date:* **14.04.2016**

Address: Tesco Stores, Longwick Road, Princes Risborough, Buckinghamshire HP27 9TS

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

Case Ref: **16/05675/CTR** *Decision:* **Not to make a Tree Preservation Order** *Date:* **13.04.2016**

Address: Alscot Lodge, Alscot Lane, Princes Risborough, Buckinghamshire HP27 9RU

Proposal: Management works to trees located at Alscot Lodge as described in enclosed schedule, ref. Doc 1.

Case Ref: **16/05549/TPO** *Decision:* **Application Permitted** *Date:* **15.04.2016**

Address: The Paddocks Clinic, Aylesbury Road, Princes Risborough, Buckinghamshire HP27

Proposal: 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.

Case Ref: **16/05575/FUL** *Decision:* **Application Permitted** *Date:* **18.04.2016**

Address: 53 Westmead, Princes Risborough, Buckinghamshire HP27 9HP

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

Case Ref: **16/05476/CLP** *Decision:* **Grant Certificate of Proposed Use** *Date:* **22.04.2016**

Address: 6 Elm Road, Princes Risborough, Buckinghamshire HP27 0BG

Proposal: Certificate of Lawfulness for proposed construction of rear dormer window, removal of existing chimney and insertion of 3 x front roof lights associated with provision of first floor bedroom accommodation and demolition of existing rear store/lobby and extension to existing kitchen.

Case Ref: **16/05506/FUL** *Decision:* **Application Permitted** *Date:* **19.04.2016**

Address: *The Nook, Crowbrook Road, Askett, Buckinghamshire HP27 9LR*

Proposal: Householder application for construction of front porch, single storey rear extension, first floor side / rear extension including extension of existing balcony, fenestration alternations and alterations to existing roof to include new rooflights (alternative scheme to pp 15/07255/FUL)

Case Ref: **16/05195/FUL** *Decision:* **Application Permitted** *Date:* **22.04.2016**

Address: 24 – 26 Bell Street, Princes Risborough, Buckinghamshire HP27 0AD

Proposal: Demolition of existing rear outbuilding and shed, removal of existing shop facade to front and re-instate original doors and windows, construction of two storey rear extension and associated external works & fenestration alternations to create 2 x 2 bed dwellings.

