

PRINCES RISBOROUGH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY JULY 5th 2011 AT 9.00 pm AT TOWER COURT, HORNS LANE, PRINCES RISBOROUGH.

PRESENT

Cllrs., W Streule, R Orsler, E Clifford, D Green, S Swanson.
Mrs C Page (Clerical Assistant)
1 member of the public

APOLOGIES FOR ABSENCE. None

MINUTES

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

MATTERS ARISING

With reference to the balconies at Midsummer Place, the original plans state that these should be painted black and the garages, which are clad in plastic, should have timber cladding. Cllr Streule is to draft a response.

Cllr Streule attended the WDC Planning Forum on 30th June. An update on Pictsmede was requested and the response was that it is still under discussion with the developers.

DECLARATIONS OF INTEREST

Members were asked to declare any personal interest and the nature of that interest which they may have in any of the matters under consideration. Cllr Swanson, who is a publican, declared an interest in applications 11/06394/VCDN The Plough Cadsden, and 11/06486/FUL 53-57 High Street Princes Risborough. Cllr Green advised that on these applications Cllr Swanson could comment but not vote.

CORRESPONDENCE

WDC are looking for comments regarding 'Wycombe Development Framework'. Members are asked to look at the consultation documents and the committee to present comments to TC before replying to WDC.

A lack of suitably sized community facilities in Princes Risborough, for a town of its size, was pinpointed in WDC community facilities paper.

ACRE have produced a very good document relating to neighbourhood plans and localism.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE

Please see Appendix A

PERMISSIONS GRANTED

Please see Appendix B

APPLICATIONS WITHDRAWN

Please see Appendix B

APPLICATION REFUSED

Please see Appendix B

TREE PRESERVATION ORDERS

Please see Appendix B

PLANNING APPEAL SUBMITTED None

PLANNING APPEAL DECISION None

NOTICE OF PLANNING APPEAL

None

ANY OTHER RELEVANT PLANNING TOPICS

Cllrs Streule and Green requested that 'Matters Arising' be added to the Agenda.

NEXT MEETING OF PLANNING COMMITTEE

The **next meeting** of the Committee will take place at 7.00 pm In Tower Court, Horns Lane, Princes Risborough, on Tuesday 2nd August 2011 unless otherwise advised .

There being no further business to discuss the meeting closed at 10.10 pm

Signed.....Chairman Date.....

11/06278/FUL Received on 08.06.11 Target Date for Determination:
03.08.2011
Location : 6 St Dunstons Close Monks Risborough Buckinghamshire HP27 9BN
Description : Householder application for erection of conservatory to rear
Applicant : Mr Neil Perry 6 St Dunstons Close Monks Risborough Buckinghamshire HP27
9BN
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Kym Wilson
Level : Delegated Decision
Comments: The Town Council would recommend that this application is approved.

11/06315/ADV Received on 22.06.11 Target Date for Determination:
17.08.2011
Location : Whiteleaf Golf Club Golf Club Lane Whiteleaf Buckinghamshire HP27 0LY
Description : Display of non-illuminated directional signage
Applicant : Whiteleaf Golf Club FAO: Mr Michael Rogers The Clubhouse Upper Icknield Way
Whiteleaf Way Princes Risborough
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision
Comments: The Town Council feels that this is inappropriate in a rural area and AONB.

11/06383/FUL Received on 20.06.11 Target Date for Determination:
15.08.2011
Location : The Mead 2 Whiteleaf Way Whiteleaf Buckinghamshire HP27 0LN
Description : Householder application for the construction of a single storey rear and side
extension and internal alterations
Applicant : Mr Andrew Hitchcock The Mead 2 Whiteleaf Way Whiteleaf Buckinghamshire
HP27 0LN
Agent : Billinghamurst & Sons Ltd Units D/E Fleming Way Coronation Road Cressex
Business Park High Wycombe
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision
Comments: The Town Council offers no comment.

11/06394/VCDN	Received on 21.06.11	Target Date for Determination: 16.08.2011
Location :	The Plough Cadsden Road Cadsden Buckinghamshire HP27 0NB	
Description :	Variation of condition 4 (removal of storage chalet) of planning permission 11/05053/FUL for the erection of storage shed at rear of public house; removal of chalet building in rear garden of public house and construction of canopy at front of public house to accommodate seat and log store to allow retention of chalet building for a further year until 30th June 2012	
Applicant :	Mr Stephen Hollings The Plough Cadsden Road Cadsden Buckinghamshire HP27 0NB	
Agent :	Buttery & Watson FAO: Mr Roy Buttery Bridgeway House Cuddington Aylesbury HP18 0BP	
Parish :	Princes Risborough Town Council	
Ward :	The Risboroughs	
Officer :	Sarah White	
Level :	Delegated Decision	
Comment:	The Town Council offers no comment.	

11/06346/MINAMD	Received on 13.06.11	Target Date for Determination: 11.07.2011
Location :	1 High Street Princes Risborough Buckinghamshire HP27 0AG	
Description :	Proposed non-material amendment to permission for change of use of part ground floor & upper floors from offices to 1 x 2 bed & 2 x 1 bed flats, construction of rear extension to provide office and residential floorspace, associated bin and cycle storage and parking granted under planning ref: 10/06841/FUL	
Applicant :	Mrs Sarah Raffety The Firs Potter Row Gt Missenden Bucks HP16 9LT	
Agent :	HAP Chartered Architects Ltd The Orangery 22 Amersham Hill High Wycombe Bucks HP13 6NZ	
Parish :	Princes Risborough Town Council	
Ward :	The Risboroughs	
Officer :	Sarah Nicholson	
Level :	Delegated Decision	
Comments:	The Town Council offers no comment.	

11/06347/MINAMD Received on 13.06.11 Target Date for Determination:
11.07.2011
Location : 1 High Street Princes Risborough Buckinghamshire HP27 0AG
Description : Proposed non-material amendment to permission for works to facilitate the change of use of part ground floor & upper floors from offices to 1 x 2 bed & 2 x 1 bed flats, construction of rear extension to provide office and residential floorspace, associated bin and cycle storage and parking granted under planning ref: 10/06842/LBC
Applicant : Mrs Sarah Raffety The Firs Potter Row Gt Missenden Bucks HP16 9LT
Agent : HAP Chartered Architects Ltd The Orangery 22 Amersham Hill High Wycombe Bucks HP13 6NZ
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Sarah Nicholson
Level : Delegated Decision
Comments: The Town Council offers no comment.

11/06358/CTREE Received on 14.06.11 Target Date for Determination:
26.07.2011
Location : The Old Barn Askett Village Lane Askett Buckinghamshire HP27 9LT
Description : Pollarding of 3 x Willow Trees (T1,T2,T3)
Applicant : Mr John Lane-Ryan The Old Barn Askett Village Lane Askett Buckinghamshire HP27 9LT
Agent :
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.

11/06360/FUL Received on 14.06.11 Target Date for Determination:
09.08.2011
Location : 18 Park Street Princes Risborough Buckinghamshire HP27 9AH
Description : Householder application for the construction of a single storey rear extension
Applicant : Miss J Bull 18 Park Street Princes Risborough Buckinghamshire HP27 9AH
Agent : Mr A J Rolfe AJR Design 2 Mantles Green Cottages School Lane Amersham Buckinghamshire

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Miss Shama Hafiz
Level : Delegated Decision

Comments: **The Town Council would recommend that this application is approved.**

11/06396/CTREE Received on 16.06.11 Target Date for Determination:
28.07.2011

Location : The Whitecross Crowbrook Road Askett Buckinghamshire HP27 9LR
Description : Removal of Leylandii (T1)
Applicant : HSR Watson The Whitecross Crowbrook Road Askett Buckinghamshire HP27
9LR

Agent :

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Alastair Cunningham
Level : Delegated Decision

Comments: **The Town Council would recommend that this application is approved.**

11/06438/FUL Received on 22.06.11 Target Date for Determination:
17.08.2011

Location : 10 St Teresas Close Princes Risborough Buckinghamshire HP27 0JH
Description : Demolition of existing garage and erection of a 3 bed detached house on land
adjacent to No 10 St Teresas Close and new access to no. 10 St Teresas Close
Applicant : Bridgewater New Homes Bridgewater House 866/868 Uxbridge Road Hayes
Middx UB4 ORR

Agent : Arktec Limited 1 Farnham Road Guildford Surrey GU2 4RG

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Tom Gabriel
Level : Delegated Decision

Comments: **This application should be refused. The development at St Teresa's Close was planned to provide a mix of houses, detached and semi-detached of various designs on plots of varied sizes to complement the houses in The Retreat and provide a quality contrast to the nearby housing which had been hurriedly introduced during the mass building programme of the 1950's. It was designed also to take into account the protection and nurture of the stand of Horse Chestnut trees around, and in which, it was to be built. The trees were, and still remain, a prime feature of this part of Risborough. The demolition of the garage, and its replacement with a house, would destroy the gradation from the group of semi-detached houses at the entrance to St Teresa's Close to the larger houses as one enters the heart of the Close. It would also remove the openness which the gap between numbers 8 and 10, mirrored by the gap between numbers 7 and 9, allows the through view of the street scene to be enhanced for residents and visitors alike.**

A two-storey house introduced into the space occupied by the garage would look out of place and destroy the symmetry which obtains, giving the appearance of a cramped garden-grabbing afterthought in an otherwise attractive location.

The Town Council fears for damage to the twin trees during construction and afterwards when they would stand in front of the new house, were it to be permitted. The Town Council would also regret the removal of the mature planting in front of number 10, to provide access by another dropped kerb to its new proposed parking spaces. Previous applications for similar at this site have been refused by WDC and dismissed at appeal and the Town Council sees no reason why this application should be treated any differently, as it has made no attempt to address the reasons for refusal.

11/06475/LBC	Received on 24.06.11	Target Date for Determination: 19.08.2011
Location :	1 High Street Princes Risborough Buckinghamshire HP27 0AG	
Description :	Listed building application for works to facilitate the change of use of part ground floor & upper floors from offices to 1 x 2 bed & 2 x 1 bed flats, construction of rear extension to provide office and residential floorspace, associated bin and cycle storage and parking (alternative scheme to pp 10/06842/LBC)	
Applicant :	Mr & Mrs Michael Raffety The Firs Potter Row Gt Missenden Bucks HP16 9LT	
Agent :	HAP Chartered Architects Ltd The Orangery 22 Amersham Hill High Wycombe Bucks HP13 6NZ	
Parish :	Princes Risborough Town Council	
Ward :	The Risboroughs	
Officer :	Sarah Nicholson	
Level :	Delegated Decision	
Comments	The Town Council offers no comment.	

11/06477/FUL	Received on 27.06.11	Target Date for Determination: 22.08.2011
Alternative Ref:		
Location :	69 Station Road Princes Risborough Buckinghamshire HP27 9DL	
Description :	Householder application for the construction of a single storey rear extension	
Applicant :	Mr And Mrs H Edwardes-Evans 69 Station Road Princes Risborough Buckinghamshire HP27 9DL	
Agent :	Mr Martyn Cox Lower Farm Cottage Upton Road Upton Aylesbury HP17 8UA	
Parish :	Princes Risborough Town Council	
Ward :	The Risboroughs	
Officer :	Kym Wilson	
Level :	Delegated Decision	
Comments:	The Town Council has no objection to this application.	

11/06478/TPO Received on 27.06.11 Target Date for Determination:
22.08.2011

Alternative Ref:
Location : 29 Willow Way Princes Risborough Buckinghamshire HP27 9AY
Description : Pollard one Lime Tree (T6) to previous points and crown by 30%
Applicant : Mr Denys Williams 29 Willow Way Princes Risborough Buckinghamshire HP27
9AY

Agent :
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.

11/06486/FUL Received on 28.06.11 Target Date for Determination:
23.08.2011

Alternative Ref: MRS SARAH WOLSTENHOLME
Location : 53 - 57 High Street Princes Risborough Buckinghamshire HP27 0AE
Description : Demolition of existing outbuilding and single storey extensions, erection of single
storey rear extension with change of use of ground floor to A3 restaurant use, new
shop front and associated externals works to include bin stores, cycle store,
landscaping and access staircase

Applicant : Sorbon Estates Sorbon Aylesbury End Beaconsfield Buckinghamshire HP9 1LW
Agent : Brocklehurst Architects 15 High Street West Wycombe Buckinghamshire HP14
3AE United Kingdom
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Taz Poptani
Level : Delegated Decision

**Comments: The Town Council has no objection to this application and is keen to see
this property occupied. The Town Council is also happy to support the
change of use as this is a facility it sees as of benefit to the town, but has
concerns that parking arrangements are appropriate for a restaurant of the
size proposed.**

11/06496/FUL Received on 29.06.11 Target Date for Determination:
24.08.2011

Alternative Ref: 4657 Planning Application 3
Location : 5 Old Manor Close Askett Buckinghamshire HP27 9NA
Description : Householder application for the construction of a new dormer window to existing
first floor roof space

Applicant : Mr & Mrs Baxter 5 Old Manor Close Askett Buckinghamshire HP27 9NA
Agent : Mrs Sarah Wolstenholme 15 High Street West Wycombe Buckinghamshire HP14
3AE United Kingdom
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision

Comments: The Town Council has no objection to this application.

11/06503/FUL Received on 29.06.11 Target Date for Determination:
24.08.2011
Alternative Ref:
Location : Land Adjacent Springfield Aylesbury Road Askett Buckinghamshire
Description : Erection of single-storey stable building
Applicant : Mr & Mrs G Cutmore Springfield Aylesbury Road Askett Aylesbury Bucks
Agent : Richard Clark Chartered Architects Clarks Barn Bassetsbury Lane High Wycombe
Bucks HP11 1QX
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Kym Wilson
Level : Delegated Decision

Comments: The Town Council has no comment to make on this application.

11/06504/FUL Received on 29.06.11 Target Date for Determination:
24.08.2011
Alternative Ref:
Location : Springfield Aylesbury Road Askett Buckinghamshire HP27 9LY
Description : Householder application for demolition of existing conservatory and construction
of single storey side extension; and extension and alteration to existing detached
garage
Applicant : Mr & Mrs G Cutmore Springfield Aylesbury Road Askett Buckinghamshire HP27
9LY
Agent : Richard Clark Chartered Architects Clarks Barn Bassetsbury Lane High Wycombe
Bucks HP11 1QX
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Kym Wilson
Level : Delegated Decision

Comments: The Town Council has no objection to this application.

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APPENDIX B

PLANNING MEETING 5th JULY 2011

Ref: 11/05942/FUL Decision: Application Permitted Date 02/06/2011
Address: Scout And Guide Headquarters Longwick Road Princes Risborough Buckinghamshire
Proposal: Removal of existing asbestos roof to the scout hut and replace with a new insulated
metal cladding roof

Ref: 11/05800/FUL Decision: Application Permitted Date 31/05/2011
Address: 5 Old Manor Close Askett Buckinghamshire HP27 9NA
Proposal: Householder application for the construction of a front dormer window to existing first
floor roof space.

Ref: 11/05914/FUL **Decision:** Application Permitted **Date** 08/06/2011

Address: High Lodge Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LX

Proposal: Householder application for construction of rear conservatory

Ref: 11/05925/FUL **Decision:** Application Permitted **Date** 06/06/2011

Address: Under Beeches Aylesbury Road Princes Risborough Buckinghamshire HP27 0JP

Proposal: Erection of one 4-bed dwelling to rear of Under Beeches with access onto Berndene

Appl. No: 11/05987/FUL **Received** 03/05/2011
Parish: Princes Risborough Town Council **Ward:** The Risboroughs
Proposal: Householder application for erection of conservatory to rear
Address: 3 St Anthons New Road Princes Risborough Buckinghamshire HP27 0BE
Applicant Mr & Mrs P Watts **Agent** Bergson & Eaton Ltd
Decision: Application Permitted **Date:** 17/06/2011

Appl. No: 11/06110/CTREE **Received** 17/05/2011
Parish: Princes Risborough Town Council **Ward:** The Risboroughs
Proposal: Various works to trees as described in schedule 'Notification of proposed works in Conservation Area'
Address: Huntington House Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LL
Applicant Mr Richard Scully **Agent**
Decision: Not to make a Tree Preservation **Date:** 17/06/2011

Ref: 11/05407/OUT **Decision:** Application Permitted **Date** 17/06/2011

Address: Longfield Aylesbury Road Princes Risborough Buckinghamshire HP27 0JW

Proposal: Outline application (including details of access, layout and scale) for the demolition of the existing building and erection of 4 x 4 bed detached dwellings and 1 pair of 3 bed semi detached dwellings with garages/car ports and improvement to existing access.

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APPENDIX B (continued)

Appl. No: 11/05898/FUL **Received** 26/04/2011
Parish: Princes Risborough Town Council **Ward:** The Risboroughs
Proposal: Householder application for construction of single storey front extension
Address: 6 Almond Way Princes Risborough Buckinghamshire HP27 9EB
Applicant Mr & Mrs Nicholls **Agent**
Decision: Application Permitted **Date:** 21/06/2011

Appl. No: 11/05954/FUL **Received** 04/05/2011
Parish: Princes Risborough Town Council **Ward:** The Risboroughs
Proposal: Partial demolition of existing building including removal of extensions, conversion of existing building

into 3 x 2 bed dwellings with associated access, parking and bin/cycle storage
Address: 36 Wycombe Road Princes Risborough Buckinghamshire HP27 0EN
Applicant: Exordia Property Limited **Agent:** HAP Chartered Architects Ltd
Decision: Application Permitted **Date:** 24/06/2011

Appl. No: 11/05955/FUL **Received:** 28/04/2011
Parish: Princes Risborough Town Council **Ward:** The Risboroughs
Proposal: Erection of two storey block comprising of 2 x 2 bed and 2 x 1 bed flats with 2 integral garages, associated parking, bin and cycle storage and access off Jacobs Meadow
Address: Land Rear Of 1 High Street Princes Risborough Buckinghamshire
Applicant: Mr & Mrs Michael Raffety **Agent:** HAP Chartered Architects Ltd
Decision: Application Refused **Date:** 23/06/2011

Ref: 11/05987/FUL **Decision:** Application Permitted **Date:** 20/06/2011
Address: 3 St Anthonys New Road Princes Risborough Buckinghamshire HP27 0BE
Proposal: Householder application for erection of conservatory to rear

Ref: 11/05954/FUL **Decision:** Application Permitted **Date:** 24/06/2011
Address: 36 Wycombe Road Princes Risborough Buckinghamshire HP27 0EN
Proposal: Partial demolition of existing building including removal of extensions, conversion of existing building into 3 x 2 bed dwellings with associated access, parking and bin/cycle storage

Ref: 11/05955/FUL **Decision:** Application Refused **Date:** 23/06/2011
Address: Land Rear Of 1 High Street Princes Risborough Buckinghamshire
Proposal: Erection of two storey block comprising of 2 x 2 bed and 2 x 1 bed flats with 2 integral garages, associated parking, bin and cycle storage and access off Jacobs Meadow

Ref: 11/05898/FUL **Decision:** Application Permitted **Date:** 21/06/2011
Address: 6 Almond Way Princes Risborough Buckinghamshire HP27 9EB
Proposal: Householder application for construction of single storey front extension

Ref: 11/06110/CTREE **Decision:** Not to make a Tree Preservation **Date:** 20/06/2011
Address: Huntington House Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LL
Proposal: Various works to trees as described in schedule 'Notification of proposed works in Conservation Area' Page