

PLANNING

PRINCES RISBOROUGH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY MARCH 1st 2011 AT 7.45 pm AT TOWER COURT, HORNS LANE, PRINCES RISBOROUGH.

PRESENT

Cllrs. L A Benifer, C. Etholen, R Orsler, and A Turner

APOLOGIES FOR ABSENCE. Cllrs, W. Streule, Mrs P Williams, W Bendyshe-Brown

MINUTES

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

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.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE

11/05168/FUL	Received on 27.01.11	Target Date for Determination:
11/05169/CAC		24.03.2011
Location :	53 - 57 High Street Princes Risborough Buckinghamshire HP27 0AE	
Description :	Demolition of existing outbuilding and single storey extensions, erection of part-single storey part-two storey rear extension to include retail use at ground floor and 2 x 2-bed flats at first floor, associated externals works to include bin stores, cycle store, landscaping, access staircase and new shop front	
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	

Princes Risborough Town Council objects to this application which, it believes, should be refused.

It considers that the proposal is an overdevelopment of the site within the Conservation Area and would introduce an element of backland development which is neither welcome nor beneficial. (continued)

The constraints imposed by the single, narrow, arched entry would limit access by larger service and supply vehicles to the rear of the High Street properties should their business(es) require frequent replenishment of supplies. Parking in front of the High Street shops is not guaranteed for delivery vehicles. The proximity of the only High Street multi Bus Stop across the road together with the almost continuous rank of 'Blue Badged' vehicles outside the Post Office and the adjacent Cross Keys Surgery, add to the manoeuvring hazards at this point. It is felt that a building of the size proposed could equally lead to manoeuvring problems at the rear of the archway, and would block the only vehicular access to the rear of 59 High Street, a right of access which has been enjoyed, it is understood, prior to the major developments at Jasmine Crescent and Town Barns in Church Street.

When these developments were completed the narrow, arched entrance became the prime access to the rear of the High Street properties from numbers 39 to 59. The private parking this provides for staff and visitors helps to reduce the demand for street and short term parking in the town.

The disruption, noise and inconvenience to the existing residents and businesses during the demolition, the rebuild, and then occupation of this substantial block on the site should not be encouraged without consideration of an overall development brief to match that recently published for the backland area between other side of the High Street and New Road.

The scope of the previous application for change of use at 53-57 High Street (10/06977/FUL) was not envisaged as more than a conversion of the upper floors above the existing shop. The Town Council's response dealt only with the perceived lack of parking provision to enable this to be acceptable.

The Town Council believes that the present application goes beyond reasonable development and should be refused.

WDC Refused 11/05168/FUL but permitted 11/05169/CAC

11/05208/FUL

Received on 02.02.11

Target Date for Determination:
30.03.2011

Location : 5 Old Manor Close Askett Buckinghamshire HP27 9NA
Description : Householder application of insertion of 1 x rear dormer window to existing first floor roof space and insertion of two x rear dormer windows to main roof in connection with loft conversion and associated external alterations and erection of detached single garage and garden store
Applicant : Mr & Mrs Baxter 5 Old Manor Close Askett Buckinghamshire HP27 9NA
Agent : Brocklehurst Architects 15 High Street West Wycombe High Wycombe Bucks HP14 3AE
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision

This application should be approved.

WDC permitted

11/05287/FUL Received on 14.02.11 Target Date:11.04.2011
Location : Under Beeches Aylesbury Road Princes Risborough Buckinghamshire HP27 0JP
Description : Erection of one 4-bed dwelling to rear of Under Beeches with access onto
Berndene Rise
Applicant : M Simons C/o Agent
Agent : Bernard Smith Associates Westbrook Cottage Chinnor Road Towersey Oxon

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Taz Poptani
Level : Delegated Decision

This application should be approved

Application withdrawn(see April Minutes)

11/05356/FUL Received on 17.02.11 Target Date:14.04.2011
Location : Larch Grove Horsenden Lane Princes Risborough Buckinghamshire HP27 9NE
Description : Householder application for the construction of a single storey conservatory to the
side elevation
Applicant : Mr David Hayes Larch Grove Horsenden Lane P Risborough Bucks HP27 9NE
Agent : Mr Philip Burtwell 51 Summers Road Godalming Surrey GU7 3BD

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Miss Shama Hafiz
Level : Delegated Decision

This application should be approved

WDC permitted

11/05361/FUL Received on 21.02.11 Target Date 18.04.2011
Location : Huntington House Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LL
Description : Householder application for the construction of a proposed conservatory and
alterations to existing property
Applicant : Mr Richard Scully Huntington Upper Icknield Way, Whiteleaf Monks Risborough
Princes Risborough Buckinghamshire
Agent : Mr John Shorttle 2 Wheelwright Road Longwick Princes Risborough
Buckinghamshire HP27 9ST

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Miss Shama Hafiz
Level : Delegated Decision

This application should be approved

WDC permitted

11/05371/ADV Received on 18.02.11 Target Date for Determination:
15.04.2011
Location : 4 Duke Street Princes Risborough Buckinghamshire HP27 0AT
Description : Display of 1x non-illuminated hanging sign and 2 x non-illuminated fascia signs to
existing shop front
Applicant : Gorgeous Giggle Ltd 18 Parkfield Rise Princes Risborough Buckingham HP27
0DW
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Taz Poptani
Level : Delegated Decision

This application should be approved

WDC permitted

11/05407/OUT Received on 24.02.11 Target Date 21.04.2011
Location : Longfield Aylesbury Road Princes Risborough Buckinghamshire HP27 0JW
Description : 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.
Applicant : Farmglade Ltd c/o Mr I Pankhurst 54 Oxford Road New Denham Uxbridge UB9
4DJ
Agent : Paul Dickinson And Associates Highway House Lower Froyle, Hants, GU34 4NB
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Tom Gabriel
Level : Delegated in consultation with Chairman

This application should be refused.

The Town Council remains resistant to any multiple-property development of this site as it believes that this will degrade the openness which the existing balance of buildings along the A4010 brings to the approach to the town. This balance of property size and amount gives a distinct image to this north-eastern approach and the feeling that it is 'right'.

Furthermore, the Council believes that were permission to be given to build at Longfield, then a precedent would be set for developers to convert other nearby and adjacent sites to a multiple occupation which would destroy the hallmark entry to the town.

This application, 11/05407/OUT, is the most recent of a series of proposals for this site. Although the number of properties has diminished as each previous application has been rejected, the fact remains that a development of this site is unwarranted and unnecessary given the amount of permissions to build in other parts of the town and which offer a wide spectrum of choice.

WDC DEFOBL

11/05429/FUL Received on 25.02.11 Target Date 22.04.2011
Location : 26 Wycombe Road Princes Risborough Buckinghamshire HP27 0DH
Description : Change of use of vacant building from D1 (non residential institutions) use to B1 (business) use.
Applicant : Mr Andrew Goddard Capel House Chinnor Road Bledlow Ridge High Wycombe Bucks

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Taz Poptani
Level : Delegated Decision

Town Council offers no comment on this application. WDC permitted

PERMISSIONS GRANTED

10/07513/ADV 5 Centre Parade, Place Farm Way, MR 10/07777/FUL 9 St Teresa's Close, PR
10/07793/FUL 17 Wellington Avenue, PR 10/07821/FUL Salway, Crowbrook Road, Askett
10/07849/FUL Dunster, Berryfield Road, PR 10/07900/FUL 42 Clifford Road, PR
10/07762/TPO (**voided**) 9 Rectory Close, PR

APPLICATIONS REFUSED

**10/07643/FUL Coronation Cottage, Letter Box Lane, Askett
Erection of single storey side extension**

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 5th April 2011 .

There being no further business to discuss the meeting closed at 8.30pm

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

