

PRINCES RISBOROUGH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6th MARCH 2012 AT 7.00pm AT TOWER COURT, HORNS LANE, PRINCES RISBOROUGH.

PRESENT

Cllrs., W Streule, E Clifford, R Orsler, S Swanson, D Green
Mrs C Page (Clerical Assistant to the Town Council)

APOLOGIES FOR ABSENCE.

None were received.

MINUTES

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

MATTERS ARISING

DECLARATIONS OF INTEREST

None were declared.

CORRESPONDENCE

Cllr Streule has received an email from a resident regarding the refusal of the application for Cobwebs, 15 Park Meadow, Princes Risborough (ref 11/07399/FUL). He asked why the Town Council's original comments were so different to the reasons for refusal given by WDC. The Chairman will draft a reply, for approval by rest of the Committee, explaining that when discussed the majority of the Planning Committee relied on the plans rather than a site visit and were unfortunately unaware of local opinion. **WS**

Cllr Streule has received an email from RAP referring to the recent meeting with David Dewar from WDC Planning concerning the Neighbourhood Development Plan for Princes Risborough. Cllr Streule suggested that local groups, eg The Heritage Society, The Countryside Group and the Residents' Association, should be approached to ascertain their opinions about development of the town and to discuss a way forward. Cllr Streule will reply to RAP and start arranging such a meeting. **WS**

An email has been received from Cllr Alan Turner concerning the entry noticeboards. Cllr Streule proposed that the best way forward would be to apply to WDC for retrospective planning permission. All agreed. RAP have offered to help with costs as the boards were originally part of a RACA initiative.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE

Please see Appendix A

APPLICATIONS PERMITTED

Please see Appendix B

APPLICATIONS WITHDRAWN None

APPLICATIONS REFUSED

Please see Appendix B

TREE PRESERVATION ORDERS None

PLANNING APPEAL SUBMITTED None

PLANNING APPEAL DECISION None

NOTICE OF PLANNING APPEAL None

ANY OTHER RELEVANT PLANNING TOPICS

Cllr Orsler queried whether or not businesses needed planning permission to put up banners outside their premises in the town in the conservation area, as some seem to have. It was requested that the clerical assistant write to WDC to request clarification on this and to enforce if appropriate. **CP**

Cllr Orsler expressed concern about building work at 15 and 17 Wellington Avenue: whether planning permission had been granted for the work on the drive at No 17 and whether the block paving at No 15 will allow surface water to run away. Cllr Streule suggested that he register his concerns at the WDC Planning enforcement complaints website. **RO**

There has been considerable tree work at Larch Grove, Horsenden Lane, and a large garage/garden room with windows has been built in the garden. Solar panels have been added to the roof. None of the committee could recall planning permission being granted for this work and it was agreed by all for the office to report this to WDC. **CP**

NEXT MEETING OF THE PLANNING COMMITTEE

The **next meeting** of the Committee will take place at 7.00 pm in Tower Court, Horns Lane, Princes Risborough, on Tuesday 3rd April 2012 unless otherwise advised.

There being no further business to discuss the meeting closed at 8.25 pm

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

Appendix A: Applications received for discussion at March 2012 meeting

Ref: 12/05339/FUL **Date Validated:** 15/02/2012 **Expiry Date:** 11/04/2012

Address: 65 Woodfield Road Princes Risborough Buckinghamshire HP27 0HX

Proposal: Removal of existing single storey rear extension & erection of two separate balconies to first floor rear elevation, alterations to windows and doors and erection of 1.8 m fencing to rear in connection with change of use from B1 (Office) to 3 x 1-bed studio apartments

Deadline for 20/03/2012

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

Ref: 12/05387/TPO **Date Validated:** 17/02/2012 **Expiry Date:** 13/04/2012

Address: Mayfield Thorns Close Whiteleaf Buckinghamshire HP27 0LU

Proposal: Reduce by approx 1 metre all round one Sycamore Tree (T1), reduce by approx 1 metre all round one Chestnut Tree (T2), fell to ground level one Cotoneaster (T4), re-pollard to old cuts one Lime Tree (T5), lightly trim all round one Thuja Tree (T6), trim top and sides of one Beech Hedge (H1), 20% reduction and 20% thin to one Lime Tree (T7), remove epicormic growth on trunk and reduce by 20% one Horse Chestnut Tree (T8), thin by 20% and remove epicormic growth from one Sycamore Tree (T9) and trim top and sides of one Conifer Heat side of house (H2)

Deadline for 20/03/2012

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

Ref: 12/05309/FUL **Date Validated:** 13/02/2012 **Expiry Date:** 09/04/2012

Address: The Malthouse Malthouse Square Princes Risborough Buckinghamshire HP27 9AB

Proposal: Extension of existing retail units to create additional floor area (65sq m) within undercroft area

Deadline for 20/03/2012

Comments: The Town Council recommends approval of this application and sees it as an improvement to the visible retail frontage and an enhancement to this part of the Town Centre.

Ref: 12/05311/FUL **Date Validated:** 15/02/2012 **Expiry Date:** 11/04/2012

Address: 2 Brooke Road Princes Risborough Buckinghamshire HP27 9HH

Proposal: Householder application for construction of single storey rear extension

Deadline for 20/03/2012

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

Ref: 12/05327/TPO **Date Validated:** 13/02/2012 **Expiry Date:** 09/04/2012
Address: 20 Park Meadow Princes Risborough Buckinghamshire HP27 0EB
Proposal: Fell 1 x Apple Tree (T1)
Deadline for 20/03/2012

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

Ref: 12/05389/FUL **Date Validated:** 22/02/2012 **Expiry Date:** 18/04/2012
Address: Pyttel Kaelyn Askett Lane Askett Buckinghamshire HP27 9LU
Proposal: Householder application for construction of detached double garage, removal of existing vehicular entrance, brick wall, piers, gates and driveway and reinstatement of wall with close boarded fence to front to match existing, creation of new vehicular access with stone wall, new driveway with parking and turning area.
Deadline for 27/03/2012

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

Ref: 12/05423/FUL **Date Validated:** 21/02/2012 **Expiry Date:** 17/04/2012
Address: Lane End Westfields Whiteleaf Buckinghamshire HP27 0LH
Proposal: Householder application for construction of single storey front extension
Deadline for 27/03/2012

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

Ref: 12/05451/CLP **Date Validated:** 24/02/2012 **Expiry Date:** 20/04/2012
Address: 18 Stratton Road Princes Risborough Buckinghamshire HP27 9BH
Proposal: Certificate of proposed lawfulness for a single storey rear extension to kitchen/dining room of same materials as existing
Deadline for 27/03/2012

Comments: TBC

Ref: PECS/12/05466/CTREE: **Date Validated:** 27/02/2012 **Expiry Date:** 20/03/2012
Address: St. Dunstons Church, Burton Lane, Monks Risborough, Bucks
Proposal: Request to reduce the height of one group of 16 Yew trees (G1)
Deadline for: 09/04/2012

Comments: The Town Council will defer to the decision of the district arboriculturalist but is concerned that some or all of these Yews may be important and that the work is necessary.

Ref: AD/12/05248/FUL **Date Validated:** 03/02/2012 **Expiry Date:** 29/03/2012
Address: 4 Berryfield Road, Princes Risborough, Bucks HP27 0HF
Proposal: Householder application for construction of the single storey side and rear extension.

Deadline for: 30/03/2012

Comments: The Town Council suggests that this could be considered over-development of the site, substantially increasing the footprint.

Ref: GMG/12/05330/FUL **Date Validated:** 27/02/2012 **Expiry Date:** 03/04/2012
Address: Monks Mede, Burton Lane, Monks Risborough, Bucks HP27 9JF

Deadline for: 23/04/2012

Comments: The Town Council declares an interest as the property borders St Dunstan's Park, which is the property of the Town Council. The Town Council would however, like to recommend refusal of this application as it is concerned about over-development and 'infilling' in the conservation area and in such an historic part of Monks Risborough. The Town Council also feels that ownership and access via the historic track to the churchyard is questionable and 'inappropriate' for increased use.

Appendix B, Decisions received for March 2012 meeting.

Ref: 11/07905/FUL **Decision:** Application Permitted **Date** 03/02/2012
Address: 102 Wycombe Road Princes Risborough Buckinghamshire HP27 0EY
Proposal: Construction of single storey rear extension and refurbishment of existing facility for people with learning difficulties to create 4 appropriately sized bedrooms with en-suites and additional communal facilities and staff bedroom.

Ref: 11/07851/FUL **Decision:** Application Permitted **Date** 02/02/2012
Address: Tallinn Aylesbury Road Princes Risborough Buckinghamshire HP27 0JW
Proposal: Householder application for the construction of a proposed two storey side and single storey rear extension

Ref: 11/07917/FUL **Decision:** Application Permitted **Date** 08/02/2012
Address: The Lodge 26 Wycombe Road Princes Risborough Buckinghamshire HP27 0DH
Proposal: Proposed conversion and extension of barn to form 1 bedroom dwelling

Ref: 12/05005/FUL **Decision:** Application Permitted **Date** 10/02/2012
Address: 39 Place Farm Way Monks Risborough Buckinghamshire HP27 9JJ
Proposal: Householder application for the construction of a single storey rear conservatory

Ref: **11/07532/CLP** *Decision:* **Grant Certificate of Proposed Use** *Date* **06/02/2012**

Address: De Novo Crowbrook Road Monks Risborough Buckinghamshire HP27 9LP

Proposal: Application for a certificate of lawfulness to alter conservatory to form garden room and insert side window to serve dining room.

Ref: **12/05084/FUL** *Decision:* **Application Permitted** *Date* **23/02/2012**

Address: 22 Merton Road Princes Risborough Buckinghamshire HP27 0DR

Proposal: Householder application for the construction of a single storey rear extension and alterations to existing dwelling

Ref: **12/05002/FUL** *Decision:* **Application Permitted** *Date* **23/02/2012**

Address: 36 Summerleys Road Princes Risborough Buckinghamshire HP27 9DT

Proposal: Householder application for the construction of a part single part two storey rear extension

Ref: **12/05018/FUL** *Decision:* **Application Permitted** *Date* **24/02/2012**

Address: 52 Berryfield Road Princes Risborough Buckinghamshire HP27 0HF

Proposal: Householder application for the construction of a rear single storey extension

Ref: **12/05062/CTREE** *Decision:* **Not to make a Tree Preservation** *Date* **23/02/2012**

Address: Alscot Farmhouse Alscot Lane Princes Risborough Buckinghamshire HP27 9RU

Proposal: Reduce height by 1/3 one Leylandii (T1), reduce to hedge level one Sycamore Tree (T2), fell one Ash Tree (T3), reduce by 1/3 one Plum Tree (T4) and reduce by 1/4 one Cherry Tree (T5)

Ref: **12/05045/FUL** *Decision:* **Application Permitted** *Date* **24/02/2012**

Address: 63 Wycombe Road Princes Risborough Buckinghamshire HP27 0EY

Proposal: Householder application for erection of two storey side extension

