

PLANNING

PRINCES RISBOROUGH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4th AUGUST 2009 AT 7.15 pm TOWER COURT, HORNS LANE, PRINCES RISBOROUGH.

PRESENT

Cllrs. L A Benifer, A Turner. Mrs E Clifford, R Orsler and W Streule.

APOLOGIES FOR ABSENCE. Cllr. C Etholen,

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

09/06278/TPO

Received on 09.07.09

Target Date for Determination:
03.09.2009

Location : 10 St Teresas Close Princes Risborough Buckinghamshire HP27 0JH
Description : T1- Crown reduction of 20% and the removal of very large deadwood to 1 Horse Chestnut tree. T2/3 crown lift 1branch on each of 2 Horse Chestnut trees. T4 crown clean and deadwood to 1 Horse Chestnut tree. T5 - limb growing towards the property to be reduced by 20% in height to 1 Horse Chestnut tree. T6 - remove low limbs over neighbouring gardens, remove epicormic growth and crown reduce by 20% to 1 Horse Chestnut tree. T7 - Crown lift, reduce long limb growing towards house by 2-3m and shape to 1 Horse Chestnut tree.

Applicant : Mr Beavis 10 St Teresas Close Princes Risborough Buckinghamshire HP27 0JH
Agent : South Bucks Tree Surgeons Grove Hill Farm Manor Road Towersey Thame Oxon

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Alastair Cunningham
Level : Delegated Decision

In view of the amount of work proposed, the Town Council would wish to be assured that it is necessary from a tree health and management perspective. The Town Council is particularly protective towards the horse chestnut trees in this area of the town.

WDC permitted

09/06293/CTREE

Received on 10.07.09

Target Date for Determination:
21.08.2009

Location : The Granary Church Lane Princes Risborough Buckinghamshire HP27 9AW
Description : Pollard 1m below previous pollard points to 2 Willow trees (T1 and T2).
Applicant : Mr Wood The Granary Church Lane Princes Risborough Buckinghamshire HP27 9AW
Agent : 4 Seasons Tree Care Limited 1 Croft Close Thame Oxon OX9 3JG
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Alastair Cunningham
Level : Delegated Decision

The Town Council believed that a 'head', previously established by pollarding, could not be undercut and a new head formed. It will defer to the decision of the District Arboriculturalist
WDC Not to make a TPO

09/06306/FUL

Received on 13.07.09

Target Date for Determination:
07.09.2009

Location : Bucks County Council Highways Depot Longwick Road Princes Risborough Buckinghamshire HP27 9HN
Description : Erection of 3 x 3 bed dwellings with associated parking, bin and cycle stores
Applicant : Bruton Knowles On Behalf Of BCC C/o The Agent
Agent : Brunton Boobyer Partnership 201 Greenwich High Road Greenwich London SE10 8NB
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Jenny Ion
Level : Delegated in consultation with Chairman

This application should be refused.

The main supporting document to this application fails to adequately mention the effect which traffic on the railway line to Aylesbury would have on the residents of the proposed properties. It remarks, in a one line understatement, that 'there is a railway line parallel with the boundary of the site'.

This hides the true impact which the railway line has at this point. It is on an embankment and carries regular services throughout the day. Furthermore, there is the London Waste Service train, which carries three large commercial skips on each of its 30 flat trucks towards the waste disposal facility at Calvert. These return, empty, later in the day. This operation takes place at least twice per day.

Town Council believes that no other property in its parish would be exposed to such a disadvantageous situation were approval to be given to this application.

Town Council believes that this depot should remain as a small industrial/commercial site and be marketed as such.

09/06321/FUL

Received on 15.07.09

Target Date for Determination:
09.09.2009

Location : Land Off Jasmine Crescent Princes Risborough Buckinghamshire HP27 0AE
Description : Erection of two storey flats (3 x 2 bed) with associated parking and access
(alternative scheme to pp 09/05255/FUL)
Applicant : Old Regency Securities C/o The Agent
Agent : Jeffrey Charles Emmett Planning Consultancy Stable Court Studio 12A Bell Lane
Thame Oxfordshire OX9 3AL

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Sarah Nicholson
Level : Delegated in consultation with Chairman

This application should be refused.

The Town Council's view of this application has not changed its overall position in that it considers the proposed building represents an overdevelopment at the site.

Town Council has followed the changes of plan since the mid/late 1990s, and is disappointed to find that, once again, a variation is introduced with this alternative plan which, it is suggested, does not invite acceptance.

In an attempt to help resolve perceived parking problems in the locality of the new building, the applicant has made room for a fourth parking space on the site at the expense of losing valuable green amenity space. Although difficult to discern, it appears that the footprint of the building is larger than that expressed in 09/05255/FUL which, in turn, differs from the earlier application.

09/06330/FUL

Received on 16.07.09

Target Date for Determination:
10.09.2009

Location : Penwood Thorns Close Whiteleaf Buckinghamshire HP27 0LU
Description : Householder application for the construction of a pitched roof on the garage and a front dormer window.
Applicant : Mr & Mrs Philip Masterton Smith Penwood Thorns Close Whiteleaf
Buckinghamshire HP27 0LU
Agent : Mr Martyn Timberlake First Floor Chequers Parade Prestwood Bucks HP16 0PN

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Sarah White
Level : Delegated Decision

This application should be approved

09/06331/FUL Received on 16.07.09 Target Date for Determination:
10.09.2009
Location : Village Cars Princes Risborough Railway Station Station Approach Princes
Risborough Buckinghamshire
Description : Continued siting of portacabin for use as taxi office
Applicant : Village Cars Princes Risborough Ltd 3 Deanfield Close Saunderton High
Wycombe Bucks HP14 4HT
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision

In view of the delay to development at HYPNOS, the Railway Station and Station Approach, an extension to the period of temporary use should be permitted.

09/06333/FUL Received on 16.07.09 Target Date for Determination:
10.09.2009
Location : Salway Crowbrook Road Askett Buckinghamshire HP27 9LS
Description : Householder application for construction of replacement outbuilding used for
garage/store room
Applicant : Mr & Mrs Jones Salway Crowbrook Road Askett Buckinghamshire HP27 9LS
Agent : McAndrew Associates Ltd 3 Newell Close Aylesbury Bucks HP21 7FE
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

The Town Council queries whether this modern, functional, but somewhat featureless, replacement agricultural building enhances the protected charm of this end of Askett village and melds with the mature dwellings surrounding it?

09/06338/CTREE Received on 16.07.09 Target Date for Determination:
27.08.2009
Location : 7 Town Farm Barns Church Street Princes Risborough Buckinghamshire HP27
9AD
Description : Crown thin by 15% and crown lift by up to 3m to 1 Horse Chestnut tree (T1).
Crown reduce by 40% and re-shape to 1 Holly tree (T2).
Applicant : Mrs L Wainwright 7 Town Farm Barns Church Street Princes Risborough
Buckinghamshire HP27 9AD
Agent : Mr Neil McGregor New Leaf Tree Surgery 29 Temple Road Oxford OX4 2ET
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Alastair Cunningham
Level : Delegated Decision

Town Council to abide by the decision of the District Arboriculturalist

09/06431/FUL Received on 28.07.09 Target Date for Determination:
22.09.2009
Location : Bell House Barn Crowbrook Road Askett Buckinghamshire HP27 9LS
Description : Householder application for the construction of a double garage in the rear garden
with store over
Applicant : Mr & Mrs Ian Pearce Bell House Barn Crowbrook Road Askett Buckinghamshire
HP27 9LS
Agent : Robert L Parkins 39 Toms Lane Kings Langley Herts WD4 3NA
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Sarah White
Level : Delegated Decision

Comments: If WDC were minded to approve this application, the Town Council would like consideration to be given to the imposition of a condition that the new building could not be converted to habitable accommodation.

09/06433/FUL Received on 28.07.09 Target Date for Determination:
22.09.2009
Location : Marrons Thorns Close Whiteleaf Buckinghamshire HP27 0LU
Description : Householder application for the erection of entrance gates
Applicant : Mr & Mrs Lewis Marrons Thorns Close Whiteleaf Buckinghamshire HP27 0LU
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision

This application should be approved

09/06437/FUL Received on 28.07.09 Target Date for Determination:
22.09.2009
Location : Whiteleaf Lodge Peters Lane Monks Risborough Buckinghamshire HP27 0LG
Description : Householder application for replacement of existing thatched roof with new tiled
roof profile with dormer windows and construction of two storey side extension
and roof alterations to retained single garage
Applicant : Mr & Mrs Miall Whiteleaf Lodge Peters Lane Monks Risborough Buckinghamshire
HP27 0LG
Agent : Fusion Architecture Orchard End Hazeley Bottom Hook Hants RG27 8LU
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Sarah White
Level : Delegated Decision

This application should be refused.
Town Council suggests that the loss of an extensive multi-roofed, conventionally rounded thatch, in favour of a more severe 'modern', clay-tiled, straight-edged roof would result in an unwelcome change to this unique property and its setting amongst the varied architectural styles in Whiteleaf.. 'Urbanisation' and 'outright vandalism' are amongst the terms used to describe this proposal.

09/06442/CLP

Received on 29.07.09

Target Date for Determination:
23.09.2009

Location : Longview Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LX
Description : Certificate of proposed lawfulness for construction of single storey rear extension
Applicant : Mr Paul Danks Longview Upper Icknield Way Whiteleaf Buckinghamshire HP27
0LX
Agent : HAP Chartered Architects Ltd The Orangery 22 Amersham Hill High Wycombe
Bucks HP13 6NZ

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Trisha May
Level : Delegated Decision

This application should be refused.

The applicant appears to be quoting the Planning Inspectorate's Appeal Decision document from 1992 (92/05051/FUL) to enable permission for the current application on a technicality that arguably does not exist. The Inspector in 1992, when the applicant sought to replace a bungalow with a building 'almost two and a half times larger', was generous in his decision which, he noted, was an exceptional departure from the Green Belt and AONB legislation in force at that time. The intention of that legislation and the spirit in which it was/is administered is as valid today as it was in 1992.

Town Council suggests that, unwittingly, paragraph 13 of the Decision Notice may have been too loosely framed, thus allowing it to be quoted as the cornerstone of this present application.

Town Council also suggests that it is significant that the decision notices issued in respect of two other unsuccessful applications to extend the property, (qv), 00/05973/FUL and 01/07815/CLP, do not appear to have been submitted, nor challenged, on a similar technicality; the former subsequently having been submitted on Appeal to the Planning Inspectorate and refused in May 2001.

09/06450/TPO

Received on 30.07.09

Target Date for Determination:
24.09.2009

Location : 19 Highfield Road Princes Risborough Buckinghamshire HP27 0HG
Description : Application for 60% Crown Reduction to below rot pockets to one Sycamore tree.
Applicant : Mr Martin 19 Highfield Road Princes Risborough Buckinghamshire HP27 0HG
Agent : South Bucks Tree Surgeons Ltd Grove Hill Farm Manor Road Towersey Thame
Oxon

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Alastair Cunningham
Level : Delegated Decision

Town Council will abide by the decision of the District Arboriculturalist

