

PLANNING

PRINCES RISBOROUGH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY DECEMBER 1st 2009 AT 8.10 pm AT TOWER COURT, HORNS LANE, PRINCES RISBOROUGH.

PRESENT

Cllrs, L A Benifer, W Streule, C Etholen, A Turner. R Orsler
In attendance : Cllr W Bendyshe Brown (part)

APOLOGIES FOR ABSENCE. None

MINUTES

The Minutes of the previous meeting were approved, and signed by the Chairman.
The Committee agreed that the Minutes of the meetings for October and November should be re-cast, without alteration to the text, to show the applications in numerical descending order to assist easier identification.

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 Benifer declared an interest in application 09/07159/FUL, where he had given advice to the applicant.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE

09/07016/ADV	Received on 26.10.09	Target Date for Determination: 21.12.2009
Location :	23 High Street Princes Risborough Buckinghamshire HP27 0AE	
Description :	Display of 1 x non-illuminated fascia sign and 1 x non-illuminated hanging sign	
Applicant :	South Bucks Hospice FAO: Mr David Brodala Edie Pusey House 9a Amersham Road High Wycombe Bucks	
Agent :	DNA Design 43 View Road Cliffe Woods Rochester Kent ME3 8UE	
Parish :	Princes Risborough Town Council	
Ward :	The Risboroughs	
Officer :	Sarah White	
Level :	Delegated Decision	

The Town Council has no comment on this application.

WDC permitted

09/07032/FUL Received on 28.10.09 Target Date for Determination:
23.12.2009
Location : Tallinn Aylesbury Road Princes Risborough Buckinghamshire HP27 0JR
Description : Erection of 1 x 3 bed detached two storey dwelling and construction of vehicular
access in rear garden of Tallin
Applicant : Mr Andrew Woolger Tallinn Queens Road Princes Risborough Buckinghamshire
HP27 0JR
Agent : Jake Collinge Planning Consultancy Ltd 4 Arnold Way Thame Oxon OX9 2QA
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Taz Poptani
Level : Delegated Decision

The size of the garden site at Tallinn suggests that it is insufficiently large to take a property which would be 'in keeping' with those in its immediate vicinity without giving the appearance of being unacceptably cramped. A smaller property, if permitted, could well be the subject of future planning applications for extensions. A re-reading of the Planning Appeal Decision Notice for the immediately previous application, which was refused by WDC (08/07585/FUL) and by the Planning Inspectorate, indicates why the Town Council cannot support this application. APPLICATION REFUSED

09/07048/CTREE Received on 29.10.09 Target Date for Determination:
10.12.2009
Location : (The Barn) Annexe Gate Cottage Horsenden Lane Princes Risborough
Buckinghamshire
Description : Crown reduce by 30% to 1 Sycamore tree (T2). Pollard at 5m above ground level
to 1 Lime tree (T4).
Applicant : Miss L Redrup (The Barn) Annexe Gate Cottage Horsenden Lane Princes
Risborough Buckinghamshire
Agent : 4 Seasons Tree Care Limited 1 Croft Close Thame Oxon OX9 3JG
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : James Remmington
Level : Delegated Decision

The Town council will abide by the decision of the Arboriculturalist WDC Not to make TPO

09/07071/FUL Received on 03.11.09 Target Date for Determination:
29.12.2009
Location : 26 Northfield Road Princes Risborough Buckinghamshire HP27 0HY
Description : Householder application for construction of two storey side extension
Applicant : Mr & Mrs M Ball 26 Northfield Road Princes Risborough Buckinghamshire HP27
0HY
Agent : Mr Douglas Foster 57 Patrick Way Aylesbury HP21 9XJ
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

Town Council has no comment to offer on this application WDC Permit Page 58/09

09/07092/FUL Received on 06.11.09 Target Date for Determination:
01.01.2010
Location : 84 Westmead Princes Risborough Buckinghamshire HP27 9JG
Description : Householder application for construction of single storey rear extension and
insertion of front and rear velux windows in connection with loft conversion
Applicant : Mrs Dianne Wooler C/o The Agent
Agent : Stuart Kirkwood Architectural Services 31 Purslane Drive Bicester Oxfordshire
OX26 3EE
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision

The Town Council has no comment to make on this application WDC Permitted

09/07109/FUL Received on 09.11.09 Target Date for Determination:
04.01.2010
Location : Thornbury House Crowbrook Road Monks Risborough Buckinghamshire HP27
9LW
Description : Householder application for construction of single storey side and rear extension
and associated external alterations
Applicant : Dr & Mrs A Shaw Thornbury House Crowbrook Road Monks Risborough
Buckinghamshire HP27 9LW
Agent : Lance Adlam Chartered Architects 6 Salisbury Close Princes Risborough Bucks
HP27 0JF
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

The Town Council has no comment to make on this application WDC permitted

09/07124/FUL Received on 11.11.09 Target Date for Determination:
06.01.2010
Location : 3 Millstream Close Princes Risborough Buckinghamshire HP27 9ED
Description : Householder application for construction of single storey rear extension
Applicant : Mrs Solman 3 Millstream Close Princes Risborough Buckinghamshire HP27 9ED
Agent : The Drawing Office FAO: Mr Stephen Harrison 7 Woodstock Close Aylesbury
HP21 7HY
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision

TheTown Council has no comment to make on this application WDC Permitted

09/07126/CTREE Received on 11.11.09 Target Date for Determination:
23.12.2009
Location : Bell House Crowbrook Road Askett Buckinghamshire HP27 9LS
Description : Crown reduce by 25% to 1 Ash tree (T1), 1 Purple Plum (T5) and 1 Yew tree (T6).
Reduce height to 2m to 1 Hazel tree (T2). Reduce to previous pruning points to 1
thorn tree (T3). Crown Thin by 20% to 1 Ash tree (T4). Fell 1 Cherry tree (T7) and
1 Ash tree (T8). Re-pollard group of 3 Poplar trees (G1).
Applicant : Love And Stileman Ltd Rectory Farm Gade Valley Close Kings Langley Herts
WD4 8HG
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : James Remmington
Level : Delegated Decision

Town Council will defer to the decision of the arboriculturalist WDC Not to make TPO

09/07130/CONSA Received on 11.11.09 27/
Location : (Overhead Lines) Letter Box Lane Askett Buckinghamshire
Description : Consultation under Department of the Environment Circular 14/90 regarding
refurbishment of overhead lines
Applicant : Freedom Group 3 Wyncolls Road Severalls Industrial Park Colchester CO4 9HU
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

Town Council has no comment on this application WDC No objection

09/07131/CONSA Received on 11.11.09 Target Date for Determination:
09.12.2009
Location : (Overhead Lines) Letter Box Lane Askett Buckinghamshire
Description : Consultation under Department of the Environment Circular 14/90 regarding
erection of additional poles
Applicant : Freedom Group 3 Wyncolls Road Severalls Industrial Park Colchester CO4 9HU
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

Town Council has no comment on this application WDC No objection

09/07132/FUL Received on 12.11.09 Target Date for Determination:
07.01.2010
Location : 18 High Street Princes Risborough Buckinghamshire HP27 0AX
Description : Erection of single storey detached outbuilding to rear for storage
Applicant : Coffee Snobs Ltd C/o The Agent
Agent : Walsingham Planning Bourne House Cores End Road Bourne End Bucks SL8
5AR

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Sarah White
Level : Delegated Decision

The Town Council queries whether the detached building removes a dedicated parking space which was part of an earlier agreement when the Tower Court development redefined parking arrangements for the businesses surrounding this parking area. This proposal may disadvantage the immediate neighbours from legitimately parking and cause a knock-on effect to other users of this well-used and often densely packed facility..

09/07159/FUL Received on 16.11.09 Target Date for Determination:
11.01.2010
Location : 63 Westmead Princes Risborough Buckinghamshire HP27 9HS
Description : Householder application for construction of single storey rear extension
Applicant : Mrs M Wooster 63 Westmead Princes Risborough Buckinghamshire HP27 9HS
Agent : Colney Design Services 11 Peregrine Watermead Aylesbury HP19 0WY

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Trisha May
Level : Delegated Decision

The Town Council has no comment on this application

WDC permitted

09/07161/CTREE Received on 17.11.09 Target Date for Determination:
29.12.2009
Location : St Dunstans House Mill Lane Monks Risborough Buckinghamshire HP27 9JE
Description : T13 remove and replace with box in keeping with rest of lane to 1 Hazel tree. T1
remove 1 Sycamore tree. Remove 2 Pine trees (T2 T3) and 1 Prunus (T12A).
T8(b) remove lateral limb to 1 Prunus. T6 10% thin crown & 10% thin canopy to 1
Copper Beech tree. T5 pollard sycamore group (3 trees together) to 3metres high.
Applicant : Dr N Coutts St Dunstans House Mill Lane Monks Risborough Buckinghamshire
HP27 9JE
Agent :

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Alastair Cunningham
Level : Delegated Decision

The Town Council requests the arboriculturalist to carefully consider the impact of the tree works at T5, T7 and T8, on the framing of the entrance to the Conservation Area at Burton Lane. WDC Not to make TPO Page 61/09

09/07184/FUL

Received on 19.11.09

Target Date for Determination:
14.01.2010

Location : The Old Barn The Holloway Whiteleaf Buckinghamshire
Description : Householder application for construction of detached single storey garage (part retrospective)
Applicant : Mr & Mrs C McGill The Old Barn The Holloway Whiteleaf Buckinghamshire
Agent : MSC Planning Ltd Beech House 259 Amersham Road Hazlemere Bucks HP15 7QW

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Miss Shama Hafiz
Level : Delegated Decision

This application should be refused.

The application appears to be similar to a previous retrospective application which was refused by WDC.

The Town Council's position at the time of application 08/06801/FUL was carried forward from the immediately previous application, 08/05716/FUL and is copied below. It is still valid today and attempts to uphold and support the District Council's original intention to protect the openness and rural character of the Green Belt and AONB, although very exceptional circumstances led to planning permission being permitted in 1994

The Town Council would wish to be assured that, as a result of the Planning Inspectorate's Decision on the appealed application 08/06801/FUL (Appeal D, paragraphs 15,16 and 17), application 09/07184/FUL will be refused.

The Old Barn, The Holloway, Monks Risborough (08/05716FUL)

This application should be refused.

This application is tied in with the Planning Application 08/05485/CLE which is currently undergoing consideration by WDC Planning Department and about which the Town Council has commented.

One of the main reasons why the Old Barn was originally, and exceptionally, permitted for conversion, with the garage integrated in the main structure, was to limit the number of new buildings in the Green Belt/AONB on this site whilst allowing the redundant existing barns to be saved.

The applicant appeared to disregard the permitted planning permission by enclosing the garage area for habitable use, and now wishes to re-apply for a planning permission which he had previously abused and is in the process, (08/05485/CLE) refers, of seeking a retrospective approval. The reasons for limiting the introduction of new building is as valid today as when the changes from farm to residential use were commenced at Rectory Farm in the 1990s.

WDC REFUSED

09/07187/FUL

Received on 19.11.09

Target Date for Determination:
14.01.2010

Location : Longview Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LX
Description : Householder application for enlargement of existing chimney breast on side elevation.
Applicant : Mr Paul Danks Longview Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LX
Agent : HAP Chartered Architects Ltd C/O Julian Castle The Orangery 22 Amersham Hill High Wycombe Bucks
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Sarah White
Level : Delegated Decision

The application should be refused.

The Town Council objected to the enlargement of the chimney breast on the side elevation of the property when it appeared as part of the application 09/05810/CLP. The council supported the officer's comments and the ensuing Decision.

The next application, 09/06442/CLP, did not include reference to the enlargement of the chimney breast but a further large extension to Longview was permitted on Appeal., Although the case against approval of the chimney breast appeared conclusive at application 09/05810/CLP, the Town Council would like to be assured that nothing has changed in the Green Belt and AONB legislation to reverse the earlier refusal by Wycombe District Council to permit an enlargement of the chimney breast. WDC Permitted

09/07201/FUL

Received on 19.11.09

Target Date for Determination:
14.01.2010

Location : The George And Dragon 74 High Street Princes Risborough Buckinghamshire HP27 0AX
Description : Refurbishment of existing public house including new raised decking area and fencing and formation of new side door under arch.
Applicant : The Punch Pub Company Jubilee House Second Avenue Burton On Trent Staffordshire DE14 2WF
Agent : SEA Design Group Princes Drive Kenilworth Warwickshire CV8 2FD
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

The Town Council is unable to support this application where it requests an enlargement of the decking area in the courtyard. The Town Council can find neither permission for the original decking to be installed, nor for the demolition of an out building, the roof outline of which can clearly be seen above the existing decking. This demolished outbuilding was within the curtilage of, and covered by the Listed Building status of, the George and Dragon.

The larger outbuilding, to which the existing decking abuts, appears to be neglected to such a degree that, unless it is quickly restored, there may be a call for its demolition. The loss of what could be a useful listed building within the community, possibly ending up as more parking space, should not be contemplated. WDC permitted

09/07202/ADV Received on 20.11.09 Target Date for Determination:
15.01.2010
Location : The George And Dragon 74 High Street Princes Risborough Buckinghamshire
HP27 0AX
Description : Display of externally illuminated fascia sign; non illuminated fascia sign;
Internally illuminated menu box; Painted timber projecting non illuminated pole
sign on front highway; externally illuminated lettering name sign on rear elevation;
& post sign with spotlight from ground illumination.
Applicant : The Punch Pub Company Jubilee House Second Avenue Burton On Trent
Staffordshire DE14 2WF
Agent : SEA Design Group Princes Drive Kenilworth Warwickshire CV8 2FD
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

Observation: The Town Council fails to see how the re-instatement of the pavement post sign, amongst the street furniture at the newly designated principal bus-stop in the High Street, will enhance the street scene. WDC permitted

09/07203/LBC Received on 20.11.09 Target Date for Determination:
15.01.2010
Location : The George And Dragon 74 High Street Princes Risborough Buckinghamshire
HP27 0AX
Description : Listed Building consent for refurbishment of existing public house including new
raised decking and fencing , new side door under arch and repair to damaged
brickwork on the right hand side of arch ; display of externally illuminated fascia
sign; non illuminated fascia sign; Internally illuminated menu box; externally
illuminated lettering name sign on rear elevation;
Applicant : The Punch Pub Company Jubilee House Second Avenue Burton On Trent
Staffordshire DE14 2WF
Agent : SEA Design Group Princes Drive Kenilworth Warwickshire CV8 2FD
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

The Town Council is unable to support this application where it requests an enlargement of the decking area in the courtyard. The Town Council can find neither permission for the original decking to be installed, nor for the demolition of an out building, the roof outline of which can clearly be seen above the existing decking. This demolished outbuilding was within the curtilage of, and covered by, the Listing of the George and Dragon. The larger outbuilding, to which the existing decking abuts, appears to be neglected to such a degree that, unless it is quickly restored, there may be a call for its demolition. The loss of what could be a useful listed building in the community, possibly ending up as more car parking space, should not be contemplated. WDC permitted

09/07243/FUL

Received on 27.11.09

Target Date for Determination:
22.01.2010

Location : Whiteleaf Lodge Peters Lane Monks Risborough Buckinghamshire HP27 0LG
Description : Householder application for replacement of existing thatched roof & formation of new roof profile & enlarged first floor accommodation with new simple thatched roof added; construction of two storey side extension (alternative scheme to p/p 09/06437/FUL)
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

**Observation : Town Council welcomes the re-introduction of partial thatch to the roof of the property and trusts that the alternate plan still remains within the '50% rule'
WDC Permitted**

09/07258/CONCC

Received on 30.11.09

Target Date for Determination:
28.12.2009

Location : Summerleys Farm Summerleys Farm Road Princes Risborough Buckinghamshire HP27 9QD
Description : Variation of conditions 6 and 21 of consent 08/06013/CONCC to extend time for commencement of use of the new access road and for carrying out of the Great Crested Newt Survey
Applicant : Buckinghamshire County Council Planning, Environment And Development County Hall Walton Street Aylesbury Bucks
Agent :
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

The Town Council believes that this application should be refused. The conditions imposed in 08/06013/CONCC were made in April 2009 and it was recognised by the Inspector that it would be difficult to arrange an effective wildlife survey in this year as the breeding season for the Great Crested Newt had already commenced. The applicant was made aware that a survey in 2010 was a reasonable and acceptable timescale in which to fulfil the requirement of conditions 6 and 21. The applicant did not contest that decision within the time allowed by the Planning Inspectorate. Were a variation of the conditions which were laid down in April 2009 to be permitted, it would set back the timescale of the new access/egress road from Summerleys Farm and allow the applicant to continue using the unsuitable and unacceptable access beside Bridleways, a nearby property, until such time that the conditions were met. Consent was sought for the Waste Station to be developed with the new access as an integral and important feature of the plan. The applicant and his advisors appear to have found a potential loophole in the Planning Inspector's decision, which could allow its intention and spirit to be ignored. (continued)

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It is suspected that, having achieved a conditional permission for the Waste Transfer Station, the applicant is seeking to avoid implementing those parts of the decision which are inconvenient.

Another variation of the agreement was sought earlier, which would have allowed the proposed 20 tonne waste-carrying vehicles to turn left out of Summerleys Farm and proceed through the town by an unacceptable route. Fortunately this was refused, but unconfirmed reports from residents suggest that this is occurring.

The Town Council foresaw problems when the application to develop this unwanted facility in the open countryside was initially submitted.

It is requesting that all the conditions which accompanied the permission, and are interdependent, should be enforced and not 'loosened' to the detriment of the town and its residents. WDC objections were forwarded BCC Refused

09/07254/FUL

Received on 30.11.09

Target Date for Determination:
25.01.2010

Location : 8 Dovecote Close Monks Risborough Buckinghamshire HP27 9JU
Description : Householder application for construction of single storey front and rear extensions
Applicant : Mr Frith 8 Dovecote Close Monks Risborough Buckinghamshire HP27 9JU
Agent : SCS Construction FAO: Mr Soden Magpies Common Road Great Kingshill HP15
 6EZ

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Trisha May
Level : Delegated Decision

This application should be approved

WDC Permitted

APPLICATION WITHDRAWN

09/06824/FUL 61 Manor Park Avenue, Princes Risborough
Erect part single and part two-storey rear extension. Erect front porch

PERMISSIONS GRANTED

09/06624/FUL 09/06785/FUL 09/06786/LBC 09/06839/FUL 09/06907/CTREE
09/06940/FUL 09/07098/FUL 09/07099/LBC 09/07100/ADV 09/07165/FUL
09/07185/FUL 09/07187/FUL 09/07308/CTREE

APPLICATIONS REFUSED

09/06775/FUL Land opposite the Plough, Cadsden Lane, Cadsden
Erection of a smoking shelter (retrospective)

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 January 2010

There being no further business to discuss the meeting closed at

Signed.....Chairman Date.....**PAGE 67/09**

