

## PLANNING

### PRINCES RISBOROUGH TOWN COUNCIL

#### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 JUNE 2009 AT 7.00 pm At TOWER COURT, HORNS LANE, PRINCES RISBOROUGH.

#### PRESENT

Cllrs L A Benifer, A Turner, R Orsler, W Streule and Mrs S Griffith (Clerk)

**WELCOME AND APOLOGIES FOR ABSENCE.** , Cllrs. C Etholen & Mrs E Clifford

#### ELECTION OF CHAIRMAN

Cllr L A Benifer was proposed and seconded as **Chairman**. All agreed

#### ELECTION OF VICE-CHAIRMAN

Cllr W Streule was proposed and seconded as **Vice-chairman**. All agreed

#### 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

09/05784/FUL	Received on 01.05.09	Expires 26.06.2009
Location :	7 Long Hide Princes Risborough Buckinghamshire HP27 0JX	
Description :	Householder application for construction of part two storey, part first floor front extension	
Applicant :	Mr & Mrs Webb 7 Long Hide Princes Risborough Buckinghamshire HP27 0JX	
Agent :	J W Building Design Consultants 20 Bateman Drive Aylesbury Bucks HP21 8AF	
Parish :	Princes Risborough Town Council	
Ward :	The Risboroughs	
Officer :	Trisha May	
Level :	Delegated Decision	

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**This application should be approved**

09/05799/CTREE

Received on 06.05.09

Expires  
17.06.2009

Location : Old Rectory Cottage Mill Lane Monks Risborough Buckinghamshire HP27 9LG  
Description : Crown thin by 10%, crown reduce by 15% and crown lift to 5.5m to 1 Horse Chestnut tree (T1).  
Applicant : Mr & Mrs Blackaby Old Rectory Cottage Mill Lane Monks Risborough Buckinghamshire HP27 9LG  
Agent : Matthew Vaughan Four Seasons Tree Care 34 Oakley Lane Chinnor Oxfordshire OX39 4HT  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
Officer : Alastair Cunningham  
Level : Delegated Decision

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**The Horse Chestnut tree needs sympathetic management, but the Town Council is conscious of the visual impact which all the trees adjacent to Burton Lane bring to the Conservation Area. It would not wish 'overmanagement' of the tree to detract from the unique street scene**  
**WDC Not to make TPO**

09/05810/CLP

Received on 07.05.09

Expires  
02.07.2009

Location : Longview Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LX  
Description : Certificate of proposed lawfulness for the erection of flat roofed 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 : Sarah White/Sarah Nicholson  
Level : Delegated Decision

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**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. He noted that his decision was an exceptional departure from the Green Belt and AONB legislation which was in force at that time**

**Town Council believes that such generosity cannot be called upon seventeen years later, where the proposed extension approaches the size of the original 'Longview' bungalow which was allowed to be demolished in 1992.**

**Town Council also believes that the decision notices issued in respect of two other unsuccessful applications to extend the property, (gv), 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.**

**Town Council notes that the current application variously appears in documentation on Public Access as 09/05810/FUL and as 09/05810/CLP. The comment remains the same to either designation.**

09/05819/CLP

Received on 07.05.09

Expires  
02.07.2009

Location : 15 Poppy Road Princes Risborough Buckinghamshire HP27 9DA  
Description : Householder application for a Certificate of Lawfulness for proposed rear dormer  
Applicant : Mr Tony Thomson 15 Poppy Road Princes Risborough Buckinghamshire HP27 9DA  
Agent : The Drawing Office FAO: Mr Stephen Harrison 7 Woodstock Close Aylesbury HP21 7HY  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
Officer : Miss Shama Hafiz  
Level : Delegated Decision

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**This application should be refused.**

**The proposed dormer window is far out of proportion to the upper floor of the property and contrasts unfavorably with the adjacent buildings in Poppy Road.**

09/05870/FUL

Received on 14.05.09

Target Date for Determination:  
09.07.2009

Location : Homestead Crowbrook Road Monks Risborough Buckinghamshire HP27 9LW  
Description : Householder application for construction of front porch and single storey extension. Single storey rear extensions. Addition of side chimney  
Applicant : Mrs Sandra Jeffrey Homestead Crowbrook Road Monks Risborough Buckinghamshire HP27 9LW  
Agent : Mr Trevor Free 14 Hillview Saunderton High Wycombe HP14 4HY  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
Officer : Taz Poptani  
Level : Delegated Decision

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**Town Council offers no comment on this application**

09/05839/FUL

Received on 12.05.09

Target Date for Determination:  
07.07.2009

Location : 2 Long Hide Princes Risborough Buckinghamshire HP27 0JX  
Description : Demolition of existing single storey extension and construction of part two storey/part single storey side/rear extension incorporating integral double garage. Pitched roof canopy over existing single storey front extension. Replacement detached double garage for use of No.s 4 and 6 Long Hide. Widening of existing vehicular access  
Applicant : Mr A Aston & Mrs J Aston-Hide 2 Long Hide Princes Risborough Buckinghamshire HP27 0JX  
Agent : Graham J Wheeler 30 Fulton Close High Wycombe Bucks HP13 5SP  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
Officer : Taz Poptani  
Level : Delegated Decision

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**This application should be refused.** continued below

Town Council is aware that the original layout of Long Hide appears to be flawed in that the garaging and parking arrangements for the twenty plus properties were barely sufficient for the demand which existed, and which, if anything, has grown since they were built. This is particularly noticeable where numbers 2, 4, and 6 Long Hide are concerned. No 2 Long Hide is one of the few properties which has the possibility of expansion but is hampered by the constraints of being, along with numbers 4 and 6, in a terrace the symmetry of which can easily be disturbed and detract from the 'street scene' if unsympathetic alterations were to be pursued. No 2 has the added disadvantage of having a single garage, the property of Number 4 Long Hide, attached to its own garage, and another garage for the use of number 6, positioned in front but to one side of its drive. To build the free standing garage in this position was not a recommended practice, but accepted as the least worst compromise. The garage was built facing away from the road and towards the houses. It is not known if this was a security measure, but it did permit the rear wall of the garage being screened from the road by bushes or foliage. The present application seeks to vary the roof line of the terrace and unfavorably unbalance the symmetry of the group of houses. The introduction of a double garage, which has a larger footprint, in front of number 2 and which is higher than the existing single garage will not improve the frontage of the property. The garage will now face the road at the entrance to Long Hide and therefore cannot be disguised by foliage

09/05876/FUL

Received on 14.05.09

Target Date for Determination:  
09.07.2009

Location : Whiteleaf Lodge Peters Lane Monks Risborough Buckinghamshire HP27 0LG  
Description : Householder application for replacement of existing thatched roof with tiled roof, construction of two storey side extension and demolition of existing single attached garage and construction of new attached double 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 objects to the 'urbanisation' of this unique thatched and witchert-walled property, the setting of which adds to the overall character of Whiteleaf village and the differing architectural styles it contains.**

09/05897/FUL

Received on 18.05.09

Target Date for Determination:  
13.07.2009

Location : 2 Summerleys Road Princes Risborough Buckinghamshire HP27 9DT  
Description : Demolition of existing dwelling and redevelopment of site to provide block comprising of 4 two bed and 2 one bed apartments. Associated car parking. Alterations to existing access.  
Applicant : Mr & Mrs G Odell 2 Summerleys Road Princes Risborough Buckinghamshire HP27 9DT  
Agent : Gary Marler 2nd Floor Lexham House 14a Hill Avenue Amersham HP6 5BW  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
Officer : Jenny Ion  
Level : Delegated in consultation with Chairman

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**This application should be refused.**

The Town Council offered no comment on the previous application (08/05943/FUL) which, in its opinion, was an improvement on the earlier, withdrawn, proposal, 06/05504/FUL. Throughout all the negotiations, Town Council has welcomed the intention to provide smaller accommodation units in the town. It has, however come to the conclusion that the aspirations of the applicant, the geographic position and features of the site together with the constraints and demands of the planning system conspire to make a positive outcome almost impossible. Town Council supports the comments made by local residents. The recommendation of a smaller sized development might solve the problem.

09/05923/FUL

Received on 20.05.09

Target Date for Determination:  
15.07.2009

Location : 1 - 3 Bell Street Princes Risborough Buckinghamshire HP27 0DE  
Description : Construction of fire escape/access to 1st floor flat  
Applicant : Mr Murtez Rama 1 - 3 Bell Street Princes Risborough Buckinghamshire HP27 0DE  
Agent : Lance Adlam RIBA 6 Salisbury Close Princes Risborough HP27 0JF  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
Officer : Taz Poptani  
Level : Delegated Decision

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**This application should be approved**

09/05928/FUL

Received on 21.05.09

Target Date for Determination:  
16.07.2009

Location : 28 Bell Street Princes Risborough Buckinghamshire HP27 0AD  
Description : Householder application for construction of single storey detached timber outbuilding in rear garden  
Applicant : Mrs Sue Cowdrill 28 Bell Street Princes Risborough Buckinghamshire HP27 0AD  
Agent : Homestead Timber Buildings Wyndham House Lupton Road Didcot Oxon OX10 9BT  
  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
  
Officer : Taz Poptani  
Level : Delegated Decision

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**This application should be approved**

09/05941/FUL

Received on 22.05.09

Target Date for Determination:  
17.07.2009

Location : Silver Birches Peters Lane Monks Risborough Buckinghamshire HP27 0LG  
Description : Householder application for construction of pitched roof over existing flat roof side extension  
Applicant : Mr Colin Platt Silver Birches Peters Lane Monks Risborough Buckinghamshire HP27 0LG  
Agent : Rosser Morris Ltd The White House Hockliffe Street Leighton Buzzard Bedfordshire LU7 1HD  
  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
  
Officer : Trisha May  
Level : Delegated Decision

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**This application should be approved**

09/05958/FUL &  
09/05959/LBC

Received on 27.05.09

Target Date for Determination:  
22.07.2009

Location : Hook Cottage Askett Village Lane Askett Buckinghamshire HP27 9LT  
Description : Householder application for the erection of replacement front porch  
Applicant : Mr & Mrs S Lee Hook Cottage Askett Village Lane Askett Buckinghamshire HP27 9LT  
Agent : Kavan Davies Architecture 7-11 Temple Street Aylesbury Bucks HP20 2RN  
  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
  
Officer : Taz Poptani  
Level : Delegated Decision

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**This application should be approved**

09/05973/FUL

Received on 29.05.09

Target Date for Determination:  
24.07.2009

Location : 31 Stratton Road Princes Risborough Buckinghamshire HP27 9BH  
Description : Householder application for construction of first floor side extension, new front porch with canopy roof to front of garage and alterations to rear utility with pitched roof over  
Applicant : Mr Gary Belsham 31 Stratton Road Princes Risborough Buckinghamshire HP27 9BH  
Agent : Pippins Design Pippins Hunts Hill Lane Naphill High Wycombe Bucks  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
Officer : Taz Poptani  
Level : Delegated Decision

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**Town Council offers no comment on this application**

09/05975/FUL

Received on 29.05.09

Target Date for Determination:  
24.07.2009

Location : 3 Mount Way Princes Risborough Buckinghamshire HP27 9BQ  
Description : Householder application for construction of single storey front extension in connection with garage conversion and external alterations  
Applicant : T Brockbank 3 Mount Way Princes Risborough Buckinghamshire HP27 9BQ  
Agent :  
Parish : Princes Risborough Town Council  
Ward : The Risboroughs  
Officer : Taz Poptani  
Level : Delegated Decision

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**Town Council offers no comment on this application**

## **PERMISSIONS GRANTED**

09/05363/FUL 09/05388/FUL 09/05405/LBC 09/05432/FUL 09/05483/FUL  
09/05544/FUL 09/05555/FUL 09/05591/FUL 09/05615/FUL 09/05629/TPO  
09/05630/TPO 09/05675/CTREE 09/05799/CTREE

## **APPLICATIONS REFUSED**

**09/05729/TPO** 1 Parkfield Rise, PR.  
Fell one Silver Birch

## **PLANNING APPEAL DECISION**

**08/07495/FUL** B3 House, Malthouse Square, PR **APPEAL REFUSED**

## **OTHER PLANNING MATTERS**

### **Display of Planning Applications**

Committee members agreed with a suggestion by Cllr Streule that use should be made of our computer and projection equipment to better present the Planning Applications under consideration. The projected images, rather than the current use of A4 sized printed plans, would allow quicker and clearer understanding of the applications. It would also reduce the time and resources spent by the office staff in preparing the printed images.

It is recommended that the Admin and Human Resources Committee, as directed by the Town Council, address this request

### **Former Icknield Court Development**

It was noted that the 23 properties to be built on the former Icknield Court site, off Wycombe Road, will be known as Numbers 1 to 23 **Rectory Court**.

### **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 7 July 2009.

There being no further business to discuss the meeting closed at 7.55pm

Signed.....Chairman

Date.....