

**PLANNING
PRINCES RISBOROUGH TOWN COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 5 MAY 2009 AT 7.15 pm
TOWER COURT, HORNS LANE, PRINCES RISBOROUGH.**

PRESENT

Cllrs L A Benifer, A Turner, R Orsler and W Streule
Sue Griffiths - Clerk

APOLOGIES FOR ABSENCE.

None were received

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. None were received.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE

09/05591/FUL

Received on 01.04.09

Expires

27.05.2009

Location : Runnymede Mill Lane Monks Risborough Buckinghamshire HP27 9LG
Description : Demolition of existing dwelling (retrospective) and erection of 4 bed dwelling including conservatory and detached garage (alternative scheme to p/p 08/06379/FUL)
Applicant : Mr Ron Pearce School House Aylesbury Road Monks Risborough Bucks HP27 9LZ
Agent : The Price Partnership Bridge House 1 Station Road Old Amersham HP7 0BQ
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision

This application should be approved.

09/05613/FUL

Received on 06.04.09

Expires
06.07.2009

Location : Merton House 19 - 21 Culverton Hill Princes Risborough Buckinghamshire HP27 0DZ

Description : Redevelopment of site to provide two blocks comprising of 6 care bed sits, 10 supported living flats and 8 independent living flats with communal and staff areas

Applicant : High Town Praetorian & Churches Housing Association White Lion House 70 Queensway Hemel Hempstead HP2 5HD

Agent : The Tooley & Foster Partnership FAO: Mr Keith Everitt Warwick House Palmerston Road Buckhurst Hill Essex

Parish : Princes Risborough Town Council

Ward : The Risboroughs

Officer : Richard White

Level : Delegated in consultation with Chairman

This application should be refused.

No one in the immediate, or wider community, suggests that the Merton House complex is not needed, nor welcome.

The Town Council believes that the re-building of the facility should not disadvantage any of the residents around the enlarged accommodation blocks, in particular those residents in Culverton Hill facing the end wall of the enlarged and re-positioned Block A.

PRTC supports their representations in respect of this application and, if it were possible, would suggest that at this is overdevelopment. The modification of Block A by the introduction of a hipped roof appears to support this suggestion.

None of the drawings clearly shows the distance between the new build and rear of the houses in Culverton Hill, estimated to be 25 to 30 feet, the approximate depth of the garden at 15 Culverton Hill.

The Town Council suggests that Block A could be moved closer to the boundary on the Clifford Road side of the site where the garden lengths and the cover provided by trees/hedges would not disadvantage the residents to the same extent as would be the experience at Culverton Hill.

The mitigating feature of the hipped roof on the north-eastern elevation should be retained and, by following the PPS 9 recommendations contained in the summary of the Ecology Report (page 22), introduce climbing vegetation on the end wall of Block A. This would soften the dominating influence of the end wall and provide possible wildlife habitat which the ecological evaluation suggests is lacking.

The only access to the site, along the narrow road beside number 17 Culverton Hill, is always going to present problems, notably during the demolition and re-build of Merton House, but also during its eventual everyday use.

It is requested therefore that a safe footpath access is made available from the lower end of the site, through the new development at the former Icknield Court, to allow the future residents of Merton House to reach the town and public transport more directly and more quickly.

09/05615/FUL

Received on 06.04.09

**Expires
01.06.2009**

Location : 18 Park Meadow Princes Risborough Buckinghamshire HP27 0EB
Description : Householder application for construction of first floor rear extension, insertion of front bay window in connection with garage conversion and associated internal and external alterations
Applicant : Mr Tim Voss 18 Park Meadow Princes Risborough Buckinghamshire HP27 0EB
Agent : BSA Chesters Ltd 37 High Street Long Crendon Bucks HP18 9AL
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision

This application should be approved

09/05629/TPO

Received on 07.04.09

**Expires
02.06.2009**

Location : 1A Chiltern Close Princes Risborough Buckinghamshire HP27 0EA
Description : Crown thin by 15%, crown reduce by 15-20% to 1 Lime tree (1).
Applicant : Mr T Smith 1 Chiltern Close Princes Risborough Buckinghamshire HP27 0EA
Agent : Mr A J Howarth 2 Barrack Hill Nether Winchenden Aylesbury HP18 0DU
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Alastair Cunningham
Level : Delegated Decision

The Town Council is protective towards the trees in the Parish and would not wish to see more than the minimum reduction necessary for the safe management of this Lime tree. It assumes 15% reduction applies to the whole tree under this application, together with 09/05630/TPO submitted for no.1 Chiltern Close.

09/05630/TPO

Received on 07.04.09

**Expires
02.06.2009**

Location : 1 Chiltern Close Princes Risborough Buckinghamshire HP27 0EA
Description : Crown thin by 15% and crown reduce by 15% to 1 Lime tree (1).
Applicant : Mr T Smith 1 Chiltern Close Princes Risborough Buckinghamshire HP27 0EA
Agent : Mr A J Howarth 2 Barrack Hill Nether Winchenden Aylesbury HP18 0DU
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Alastair Cunningham
Level : Delegated Decision

The Town Council is protective towards the trees in the Parish and would not wish to see more than the minimum reduction necessary for the safe management of this Lime tree. It assumes 15% reduction applies to the whole tree under this application and 09/05629/TPO submitted for no.1a Chiltern Close.

09/05664/FUL

Received on 15.04.09

**Expires
10.06.2009**

Location : Princes Risborough Bowling Club New Road Princes Risborough
Buckinghamshire
Description : Construction of single storey extension to provide associated facilities, internal
alterations and addition of disabled person's toilet
Applicant : Mr Neil Perry Princes Risborough Bowling Club New Road Princes Risborough
Buckinghamshire
Agent : Lance Adlam RIBA 6 Salisbury Close Princes Risborough Bucks HP27 0JF
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Sarah White
Level : Delegated Decision

This application should be approved

09/05675/CTREE

Received on 16.04.09

**Expires
28.05.2009**

Location : Old Rose Cottage Askett Lane Askett Buckinghamshire HP27 9LU
Description : Crown lift to 5m to 1 Ash Tree (T1). Fell group of Leylandii trees (T2).
Applicant : Mr Davies Old Rose Cottage Askett Lane Askett Buckinghamshire HP27 9LU
Agent : G O'Callaghan Treecare 208 Wendover Road Western Turville Aylesbury HP22
5TG
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Alastair Cunningham
Level : Delegated Decision

Observation : The Ash tree needs 'management' to disentangle its lower branches from a tree on the adjoining property but the permitted work should not detract from the truly rural street scene at this point in Askett Village Lane

09/05684/FUL

Received on 17.04.09

**Expires
12.06.2009**

Location : Hogs Hill Aylesbury Road Princes Risborough Buckinghamshire HP27 0JP
Description : Householder application for construction of two storey rear extension
Applicant : Mr & Mrs Shaun And Julia Appleton Hogs Hill Aylesbury Road Princes
Risborough Buckinghamshire HP27 0JP
Agent : Dr Design FAO: Mr David Rowe Little Mollards 4 Wingrave Aylesbury HP22 4QN
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision

This application should be approved

09/05685/FUL

Received on 17.04.09

**Expires
12.06.2009**

Location : The Plough Cadsden Road Cadsden Buckinghamshire HP27 0NB
Description : Erection of detached storage chalet to the rear (retrospective)
Applicant : Mr Stephen Hollings The Plough Cadsden Road Cadsden Buckinghamshire HP27 0NB
Agent : Buttery & Watson FAO: Mr Roy Buttery Bridgeway House Cuddington Aylesbury HP18 0BP
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Sarah White
Level : Delegated Decision

The Town Council does not welcome retrospective planning applications, particularly where they ignore the well-publicised legislation appropriate to the AONB and Green Belt.

09/05693/FUL

Received on 17.04.09

**Expires
12.06.2009**

Location : Land Adjacent And Fronting The Plough Cadsden Road Cadsden Buckinghamshire
Description : Erection of smoking shelter on land opposite The Plough public house (retrospective)
Applicant : Mr Stephen Hollings The Plough Public House Cadsden Road Cadsden Princes Risborough Bucks
Agent : Buttery & Watson Bridgeway House Cuddington Aylesbury Bucks HP18 0BP
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Sarah White
Level : Delegated Decision

The Town Council objects to this retrospective planning application for the erection of a permanent structure in the AONB and Green Belt outside the curtilage of the Plough. There is neither indication in the present application that the applicant owns the land, nor that he has permission to build on it. Previous use of the land by former licensees for a temporary seating arrangement under the trees was also without permission and should not be claimed as a precedent for the present structure. This is another example of development by stealth which is occurring at the periphery of Princes Risborough, all of which should be resisted.

Town Council has previously supported the applicant in extending the Plough to accommodate visitors to the area, but this was within legislation appropriate to the area; and within the curtilage of the Plough.

09/05729/TPO

Received on 23.04.09

**Expires
18.06.2009**

Location : 1 Parkfield Rise Princes Risborough Bucks HP27 0DW
Description : Fell 1 Silver Birch tree.
Applicant : Mr R Bird 1 Parkfield Rise Princes Risborough Bucks HP27 0DW
Agent :

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Alastair Cunningham
Level : Delegated Decision

The Town Council would not wish to see the Silver Birch felled when 'remedial pruning' could extend its life. The TPO was raised when the Parkfield Rise development was permitted in order to protect and retain the remaining trees on the site. The applicant appears to favour retention of the tree as his first option but is being otherwise advised

09/05751/DMI

Received on 28.04.09

**Expires
25.05.2009**

Location : Elmbrook Mill Lane Monks Risborough Buckinghamshire HP27 9LG
Description : Prior notification for the demolition of Hubbard Works and Elmbrook
Applicant : Croudace Homes Limited Croudace House Caterham Surrey CR3 6XQ
Agent :

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Sarah Nicholson
Level : Delegated Decision

This application should be approved

09/05756/FUL

Received on 28.04.09

**Expires
23.06.2009**

Location : Kop End Westfields Whiteleaf Buckinghamshire HP27 0LH
Description : Householder application for rear dormer and pitched roof over existing rear flat roof
Applicant : Mr & Mrs G Denning Kop End Westfields Whiteleaf Buckinghamshire HP27 0LH
Agent : Mr Douglas Foster 57 Patrick Way Aylesbury HP21 9XY

Parish : Princes Risborough Town Council
Ward : The Risboroughs

Officer : Sarah White
Level : Delegated Decision

This application should be approved

PERMISSIONS GRANTED

Not previously recorded (Feb 2009) 08/07781/FUL 08/07743/FUL

09/05363/FUL 09/05388/FUL 09/05405/LBC 09/05432/FUL

PLANNING APPEAL SUBMITTED

08/08609/FUL 2a Manor Park Ave & 44-46 Station Road, PR

08/07585/FUL Tallinn, Queens Road, PR

TREE PRESERVATION ORDERS

TPO 7/2009 2 Trees on land adjacent to The Plough, Cadsden Road, Cadsden

TPO 11/2009 Trees on land at Ker-Maria, The Retreat, Princes Risborough.

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, 2 June 2009.

There being no further business to discuss the meeting closed at 8.00pm

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