

PRINCES RISBOROUGH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 1st NOVEMBER 2011 AT 8.15 pm AT TOWER COURT, HORNS LANE, PRINCES RISBOROUGH.

PRESENT

Cllrs., W Streule, R Orsler, J Coombs
Mrs C Page (Clerical Assistant)
1 member of the public

APOLOGIES FOR ABSENCE.

Apologies were received and accepted from Cllr D Green, Cllr E Clifford and Cllr S Swanson.

MINUTES

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

MATTERS ARISING

DECLARATIONS OF INTEREST

None were declared.

CORRESPONDENCE

Letters dated 26th October and 31st October from the Planning Inspectorate regarding Stopping Up Orders on Church Path Railway Crossing and Mount Way Railway Crossing. These have been copied to the Planning Committee for consideration.

Confirmation of Tree Preservation Order No 8/2011 on Sycamore Tree on land at Triscombe, 4 Whiteleaf Way, Whiteleaf, Princes Risborough.

PLANNING APPLICATIONS CONSIDERED BY THE COMMITTEE

Please see Appendix A

PERMISSIONS GRANTED

Please see Appendix B

APPLICATIONS WITHDRAWN

Please see Appendix B

APPLICATION REFUSED

Please see Appendix B

TREE PRESERVATION ORDERS

Please see Appendix B

PLANNING APPEAL SUBMITTED None

PLANNING APPEAL DECISION None

NOTICE OF PLANNING APPEAL None

ANY OTHER RELEVANT PLANNING TOPICS

The Literary Institute wish to erect a lockable notice board outside the front door of their building in the High Street. There were no objections to this.

Item delegated from Town Council meeting: Cllr W Streule advised that the Park Mill Farm appeal inquiry and the inquiry into the "stopping up" of the two rights of way across the railway line is to start on 6 December in the main Council Chambers of WDC's offices in Wycombe. It is scheduled to last 10 days. The Town Council agreed to delegate the organisation of which councillors able to attend the meeting to the Planning Committee. There is also a meeting scheduled for 7th November at 10.30am in the Hypnos boardroom. Cllr Streule will respond to John Hughes about this. Cllr Streule said he will be unable to attend either meeting but it is important that a member of the Town Council (ideally from the Planning Committee) should attend as WDC would like the Town Council to be represented independently. **WS**

Email received 26th September from Ben Benifer regarding arranging a meeting with Rev. James Tomkins or the PCC to discuss trees and other issues at St Dunstan's Church. Cllr Streule will follow up and arrange a site visit. **WS**

Cllr Orsler asked the Clerical Assistant to investigate the regulations relating to the felling of trees. **CP**

NEXT MEETING OF PLANNING COMMITTEE

The **next meeting** of the Committee will take place at 7.45 pm In Tower Court, Horns Lane, Princes Risborough, on Tuesday 6th December 2011 unless otherwise advised .

There being no further business to discuss the meeting closed at 9.15 pm

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

11/07301/CLP Received on 07.10.11 Target Date for Determination:
02.12.2011

Alternative Ref: MATTHEW MAIER
Location : 5 Old Manor Close Askett Buckinghamshire HP27 9NA
Description : Certificate of proposed lawfulness for the modifications to increase the extent of roof lights on rear facing roof slope of single storey extension
Applicant : Stewart / Jocelyn Baxter 5 Old Manor Close Askett Buckinghamshire HP27 9NA
Agent : Brocklehurst Architects 15 High Street West Wycombe High Wycombe Bucks HP14 3AE
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Trisha May
Level : Delegated Decision
The Town Council offers no comment to this application.

11/07360/TPO Received on 13.10.11 Target Date for Determination:
08.12.2011

Alternative Ref:
Location : Old Court Westfields Whiteleaf Buckinghamshire HP27 0LH
Description : Crown lift to 3 metres, selectively reduce crown by 10% by reducing over long limbs by up to 2 metres to improve shape, balance and form to 1 x Walnut tree (T1)
Applicant : Mr Richard Dalton Old Court Westfields Whiteleaf Buckinghamshire HP27 0LH
Agent : Four Seasons Tree Care C/o Matt Vaughan 1 Beech Road Thame Oxon OX9 2AL
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Alastair Cunningham
Level :
The Town Council will defer to the decision of the District Arboriculturalist.

11/07370/FUL Received on 14.10.11 Target Date for Determination:
09.12.2011

Alternative Ref: MR NICK MORSE
Location : 12 The Retreat Princes Risborough Buckinghamshire HP27 0JQ
Description : Householder application for construction of two storey rear/side extension and alterations to fenestration
Applicant : Mrs Mary Moore 11 Stratton Road Princes Risborough Bucks HP27 9BH
Agent : Andrews Eades 20 Cornmarket Thames Oxon OX9 2BL
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : M Jackson
Level : Delegated Decision
The Town Council offers no comment on this application

11/07335/FUL

Received on 19.10.11

Target Date for Determination:
14.12.2011

Alternative Ref: MRS LYNN PALMER
Location : Chard Longwick Road Princes Risborough Buckinghamshire HP27 9HN
Description : Householder application for erection of a single storey front, side and rear extension.
Applicant : Mr Roger Davies Chard Longwick Road Princes Risborough Buckinghamshire HP27 9HN
Agent : Lynn Palmer Architects 1 Hunt Road Thame Oxfordshire OX9 3LG United Kingdom
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Miss Shama Hafiz
Level : Delegated Decision
The Town Council supports this application, as it improves the appearance of the street scene.

11/07399/FUL

Received on 19.10.11

Target Date for Determination:
14.12.2011

Alternative Ref:
Location : Cobwebs 15 Park Meadow Princes Risborough Buckinghamshire HP27 0EB
Description : Demolition of existing self contained annex and erection of an attached two bedroom, two storey dwellinghouse with associated access, parking, turning and landscaping.
Applicant : Mr L Wildman c/o Agent
Agent : Mr Nathan Craker 1 Moorhen Court Watermead Aylesbury Bucks HP19 0WL
Parish : Princes Risborough Town Council
Ward : The Risboroughs
Officer : Taz Poptani
Level : Delegated Decision
The Town Council supports this application as it provides needed housing and fits well within this large plot with appropriate design for its setting and with good access.

11/07414/OUT

**AT: De Graven Meadows
Askett Village Lane
Askett
Buckinghamshire
HP27 9LF**

BY: Natural Synergy Ltd

APPLICATION FOR: Outline application (including details of access and layout for the erection of 3 bed agricultural dwelling with access off land at De Graven Meadows

This application should be refused. This is yet another application that has appeared after

approximately four years of unapproved development of the site formerly known as OS Parcel 0321. Previous applications have been refused and subsequently dismissed at appeal.

The application determined by WDC Planning Department RH/07/07029/AGI,(qv) contained, in the Case Officer's notes, reference to a voided application 07/06030/AGI, (qv) which was the original application to build a storage barn in the open countryside where, previously, no such large structure had stood. Whilst WDC called for, and was awaiting, more details about the application, having given no permission for development, the applicant built the barn, continued to harden a track from the Askett Village Road across open land to the site of the barn, and subsequently introduced a mobile caravan to the site as living accommodation for a goat minder. Another portable building for use as an office was also installed.

All these 'developments' were apparently carried out in the knowledge that they contravened the existing planning rules and were conveniently ignored. When these infringements were referred to, and investigated by, the Enforcement Section, they continued to be disregarded. The Town Council has consistently remarked in its comments to WDC that it did not believe that the applicant had any intention to comply with current planning law (see Princes Risborough Town Council comment in 08/05003/AGI and on 10/06416/FUL)

This present application seems to be a similar re-working of 10/06416/FUL and Princes Risborough Town Council sees no reason why it should be treated any differently. It looks to be based on an on-going deception and should be refused.

Approval of any application would also probably set a precedent for other would-be developers to exploit in the sub-divided fields along the B4009.

This is not welcome and still remains, Princes Risborough Town Council believes, contrary to WDC policy on development in the open countryside.

MPJ/11/07423/FUL

**AT: Cliffe House
Peters Lane
Whiteleaf
Buckinghamshire
HP27 0LQ**

BY: Mr & Mrs C Wright

APPLICATION FOR: Householder application for construction of single storey front and rear extensions, front and rear roof extensions & alterations and associated external alterations

The Town Council offers no comment to this application.

AHC/11/07435/TPO

Received on 25.10.11 Target Date for Determination
29.11.2011

Location: 15 Wycombe Road, Princes Risborough. Buckinghamshire HP27 0EE
Description: Crown lift to 20 feet one Sycamore Tree (T13)
Applicant: Dr Alexander Macfarlane
Parish: Princes Risborough Town Council
Ward: The Risboroughs
Officer: Alastair Cunningham
Level: Delegated Decision

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The Town Council will defer to the decision of the District Arboriculturalist.

TPOPTA/11/07492/FUL Received on 01.11.2011 Target Date for Determination
29.11.2011

Location: Redvale House, New Road, Princes Risborough, Buckinghamshire HP27
0JN

Description: Change of use from B1 (office) to 3 x 2 bed flats and 1 x 1 bed flat with
associated parking and external alterations.

Applicant: Mr Barry Collins

Parish: Princes Risborough Town Council

Ward: The Risboroughs

Officer: Taz Poptani

Level: Delegated Decision

The Town Council believes this application should be refused. Whilst the Town Council feels that development and improvement to this property that backs The High Street would be welcome, it is unhappy for any loss to commercial/retail use and feels that complete change to residential use to be inappropriate within the main trading area of the town. Piece-meal development, particularly moving to residential, will make it very difficult to upgrade this area as a whole and to improve it into something that enhances the town. The Town Council also has concerns regarding the parking provision and has always been keen to see development of this Back Lane area treated holistically with regard to parking and traffic management. The Town Council would be more prepared to view an application for part change of use with the ground floor element remaining as office/retail use.

Appendix B – Decisions received for November 1st 2011

Ref: **11/06736/FUL** *Decision:* **Application Permitted** *Date* **30/09/2011**

Address: 13 Little Ham Lane Princes Risborough Buckinghamshire HP27 9JW

Proposal: Householder application for the construction of a single storey extension with pitched roof on the rear elevation

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Ref: **11/06716/FUL** *Decision:* **Application Permitted** *Date* **26/09/2011**

Address: Mulberry House Upper Icknield Way Whiteleaf Buckinghamshire HP27 0LX

Proposal: Householder application for the construction of an extension and alterations to garage

Ref: **11/06845/FUL** *Decision:* **Application Permitted** *Date* **03/10/2011**

Address: Woodlands Westfields Whiteleaf Buckinghamshire HP27 0LH

Proposal: Householder application to add lockable wooden doors to front aspect of existing garage

Ref: **11/06855/FUL** *Decision:* **Application Permitted** *Date* **03/10/2011**
Address: 47 Wycombe Road Princes Risborough Buckinghamshire HP27 0EE

Proposal: Householder application for construction of detached single garage to front

Ref: **11/07034/FUL** *Decision:* **Application Permitted** *Date* **17/10/2011**
Address: 13 Clifford Road Princes Risborough Buckinghamshire HP27 0DU

Proposal: Householder application for construction of rear conservatory

Ref: **11/06991/FUL** *Decision:* **Application Permitted** *Date* **20/10/2011**
Address: 14 St Teresas Close Princes Risborough Buckinghamshire HP27 0JH

Proposal: Householder application for construction of proposed first floor rear extension & ground floor Infill extension

Ref: **11/07070/FUL** *Decision:* **Application Permitted** *Date* **19/10/2011**

Address: Cedar Cottage The Holloway Whiteleaf Buckinghamshire HP27 0LR

Proposal: Householder application for construction of detached outbuilding to side

Ref: **11/06394/VCDN** *Decision:* **Application Refused** *Date* **20/10/2011**

Address: The Plough Cadsden Road Cadsden Buckinghamshire HP27 0NB

Proposal: Variation of condition 4 (removal of storage chalet) of planning permission 11/05053/FUL for the erection of storage shed at rear of public house; removal of chalet building in rear garden of public house and construction of canopy at front of public house to accommodate seat and log store to allow retention of chalet building for a further year until 30th June 2012

Ref: **11/07071/FUL** *Decision:* **Application Permitted** *Date* **20/10/2011**

Address: 53 Manor Park Avenue Princes Risborough Buckinghamshire HP27 9AS

Proposal: Householder application for replacement attached garage

Ref: **11/06942/FUL** *Decision:* **Application Permitted** *Date* **17/10/2011**

Address: 11 Brooke Road Princes Risborough Buckinghamshire HP27 9HH

Proposal: Householder application for the construction of a two storey front extension

Ref: **10/05237/OUT** *Decision:* **Application Permitted**

Address: Former Whiteleaf Furniture, Picts Lane, Princes Risborough, Bucks HP27 9DP

Proposal: Outline application (including details of access, scale and layout) for demolition of existing storage/industrial sheds, site clearance & construction of 80 new dwelling units with associated infrastructure.

