

Theydon Bois Parish Council

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER
Clerk to the Council – Mrs. Jennifer Endean
Planning Clerk – Mrs. Sarah Shirley

Minutes of Planning Committee Meeting held on Thursday 9th April, 2020 at 8.00 PM

Due to the Coronavirus outbreak, this meeting took place via video conferencing. Any parties wishing to submit written comments for consideration by the above Committee, emailed these to the Planning Clerk on planning@theydonbois-pc.gov.uk by 17.00 on the meeting date.

Councillors Present: Cllrs Gooch (Chair), Cllr Burn (Vice Chair), Cllr Hannibal and Mr C Amos

Apologies for Absence: Cllr Wood

Officers Present: Mrs S Shirley.

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 19th March, 2020 (deferred to 26th March) APPROVED.

3. Disclosure of Interests (existence and nature of any Disclosable Pecuniary Interest, Other Pecuniary Interest or Non-Pecuniary Interest as defined in the Essex Public Law Partnership Code of Conduct) with regard to items on the Agenda. Members of the Council are subject to & have adopted the Essex Public Law Partnership Code of Conduct

Cllr Burn declared a personal, but non-pecuniary, interest in any items commented on by the Theydon Bois and District Rural Preservation Society, by virtue of being a Committee member. However, the interest was not deemed prejudicial, as she has made no contribution to their comments.

4. Consideration of Public Representations received with regard to items on the Agenda.

Public Representations were received from The Theydon Bois & District Rural Preservation Society, the Theydon Bois Action Group, and the Applicant at 31 Piercing Hill (EPF/0557/20). The Planning Clerk read out the submissions as applicable and at the start of each appraisal.

5. To consider the following Planning Applications:

Application No: **EPF/0356/20** Officer: Ian Ansell RETURN: 13th April, 2020
Applicant: Mr Keith Wild
Location: **Piggotts Farm, Abridge Road, Theydon Bois Epping RM4 1TX**
Proposal: Providing four Air Source Heat Pump units for the approved applications EPF/3214/17, EPF/3230/17, and EPF/0739/19.
Return: **NO OBJECTION**

Application No: **EPF/0461/20** Officer: Natalie Price RETURN: 13th April, 2020
Applicant: Mrs Catherine Shipley
Location: **Le But, Coppice Row, Theydon Bois Epping CM16 7DS**
Proposal: Single storey rear extension to replace existing conservatory, first floor extension above existing single storey garage on front elevation and porch.
Return: The plans for this application were not available to view on EFDC's i-Plan System. Accordingly,

consideration of this application will be deferred until the next meeting of the Planning Committee, due to take place on 23rd April, 2020.

Application No: **EPF/0427/20**

Officer: Ian Ansell

RETURN: 17th April , 2020

Applicant: Wells & Co Ltd

Location: **The Bull, Station Approach, Theydon Bois Epping CM16 7HR**

Proposal: A: 1x new folded tray with 10mm Perspex letters, illuminated by trough light, 1x new set of 10mm Perspex letters direct to building, B: 1x new refurbish existing bull pictorial, C: 1x new double sided pictorial with printed image, new Wells and Co internally illuminated header, fixed to existing post, D: 2x new A2 lockable poster cases, E: 1x new disclaimer sign with vinyl text, F: 2x new amenity boards with vinyl text, H: 1x new car park sign with vinyl text to existing posts, I: 2x new lanterns and J: 6x new LED floodlights.

Return: **STRONG OBJECTION.** The Planning Committee noted that The Bull public House is Grade II Listed, being a key-note building located in a central position within the Village. The intended vinyl and Perspex materials for signage were considered to be unsympathetic and untraditional choices for a Grade II Listed Building. There were a number of particular objections to the choice and output of the proposed external lighting scheme (and, in particular, the use of floodlighting) and it was felt that the proposed scheme would be unbefitting of the building itself and its sensitive residential location. Overall, it was felt that the lighting aspect of the proposal should result in an output which would be no stronger, no more conspicuous and no more pervasive than the current level of light emitting from the property, so the current proposal to include floodlighting was thought to be in contravention of Local Plan Policy and at odds with the 'Dark Skies' policy which exists in Theydon Bois.

Application No: **EPF/0428/20**

Officer: Ian Ansell

RETURN: 17th April , 2020

Applicant: Wells & Co Ltd

Location: **The Bull, Station Approach, Theydon Bois Epping CM16 7HR**

Proposal: A: Grade II listed building consent for the erection of illuminated and non-illuminated signs to the exterior of the building.

Return: **See comments above for EPF/0427/20.**

Application No: **EPF/0539/20**

Officer: Marie-Clare Tovey

RETURN: 20th April, 2020

Applicant: Mr Garry Castle

Location: **Crystal Brook, Little Gregories Lane, Theydon Bois, Epping CM16 7JP**

Proposal: Construction of a garage building with loft store area, following the demolition of two existing double garages.

Return: **OBJECTION.** It was noted that the application site lies within the Metropolitan Green Belt. National Plan Policy permits the replacement of a building in the Green Belt, provided that such new building is in the same use and not materially larger than the one it replaces. The Committee considered the dimensions for the proposed garage building and concluded that it was clearly much larger than the one it would replace. Accordingly, the Planning Committee felt that this application would be contrary to Green Belt policy and no very special circumstances exist to outweigh the harm which would result.

Application No: **EPF/0557/20**

Officer: Muhammad Rahman

RETURN: 20th April, 2020

Applicant: Ms Barbara Houghton

Location: **31 Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: Erection of new garage and a gated entrance way.

Return: **OBJECTION** It was noted that the application site lies within a sensitive Green Belt. As currently drawn, it was felt that the proposed new garage would be located too close to the boundary, would be too conspicuous in its surroundings and would be contrary to local and national Green Belt Policy. Further, it was considered that robust landscaping would be required to mitigate the effect of the new building and that the current landscaping proposal was inadequate in this regard. The Planning Committee suggested that consideration should be given to re-locating the building within the site (to be set further back from the boundary) with amendments made to the roof element of the structure, to a fully-hipped design, rather than one with an overly dominant gable end fronting the highway.

Application No: **EPF/0563/20**

Officer: Honey Kojouri

RETURN: 20th April, 2020

Applicant: Mr Keith Sambridge

Location: **42 Forest Drive, Theydon Bois, Epping CM16 7EZ**

Proposal: Proposed extension to the rear of the existing roof to provide increased accommodation at first floor.

Return: **STRONG OBJECTION**. The bungalow at 42 Forest Drive is one of an original group of six, of a distinctive design, which are well-known locally. It was noted that the proposed increase in the depth of the main roof, to some 12 metres, would add significant bulk and mass to the new structure. Accordingly, it was felt that the proposal would result in a roof which would be overly-dominant, would fail to respect or complement the existing building and would be clearly at odds with the other properties forming part of this cohesive group.

6. To consider the following Planning Application for Approval of Details:

Application No: **EPF/0534/20**

Officer: Sophie Ward Bennett

RETURN: 20th April, 2020

Applicant: Mr & Mrs E and M Maxwell

Location: **Land Adjacent to Magnolia House, Abridge Road, Theydon Bois, Epping CM16 7NR**

Proposal: Application for Approval of Details Reserved by Conditions 3 "details of proposed means of construction & surface materials" & 4 "details of tree/ hedge planting for EPF/2882/16. Construction of an access way to serve existing B8 storage buildings).

Return: **NO OBJECTION**, subject to the proposed hedging and planting being permanently retained in accordance with the relevant Condition and being native in species.

7. Clerk's Report

1. On 19th March, 2020, the Planning Clerk submitted, via the on-line form, an email to the Enforcement Team at EFDC to report potential breaches of Conditions at Ivy House, Coopersale Lane, Theydon Bois (ENF/0120/20). On 27th March, 2020 a further email was sent attaching photographs evidencing a number of potential breaches. It was noted that the 2 metre high close boarded fence, the removal of which is a Condition attached to application EPF/2659/19, appears to have been replaced by a new fence. Also, the decking around the natural pond (within the field which is not part of the residential curtilage of the property) appears to remain in situ. The continued existence of the decking would be contrary to the Appeal Decision dated 22nd July, 2019 (APP/J1535/W/19/3226161).
2. An email was received from the Planning Department at EFDC outlining that, despite the national crisis, planning applications are still being processed and validated in the usual way and there is an expectation that Parish Councils will attempt to appraise applications. It was however acknowledged that this may be difficult in the current climate.
3. New documentation has been added to the i-Plan System for the application at Bowlands Meadow (EPF/2319/19). In particular, the applicant has obtained the opinion of a Consultant Highway Engineer, Ardent. The Planning Committee has previously raised a Strong Objection to this application.
4. In relation to the application at the site known as 'Wain' & 'Green Hedges' (EPF/3001/19), a Heritage Statement has been added to the i-Plan System. The Planning Committee has previously raised a Strong Objection to this application.

8. Any other matters relating to planning without decision.

It was agreed that the Planning Clerk would arrange for a notice to be displayed in the Public Noticeboard outside the Village Hall to inform residents that the Planning Committee will be meeting virtually during the Coronavirus outbreak. The notice will provide details of how members of the public can register to speak on a given application.

The following planning applications were determined between 19th March & 9th April, 2020.

| Application Number | Address | Development | Decision |
|--------------------|---|---|----------|
| EPF/2559/19 | 27 Hill Road, Theydon Bois CM16 7LX | Proposed loft conversion with front and rear dormers and alterations to the roof slope to create a mansard style roof. | Refused |
| EPF/0201/20 | 37 Hornbeam Road, Theydon Bois CM16 7JU | Rear single storey extension with monopitch roof abutting an existing rear dormer window. Side entrance porch with a pitched roof. | Granted. |
| EPF/0189/20 | 16 Graylands, Theydon Bois, CM16 7LB | Certificate of Lawful Development for proposed hip to gable loft conversion and rear dormer. | Lawful |
| EPF/0284/20 | Uplands, 3 The Weind Theydon Bois Epping CM16 7HP | Application for a Lawful Development Certificate for existing use of the property without approval of pre-commencement conditions 2+2 `external finishes` and 3 `landscaping` of EPF/1970/08. | Lawful |
| EPF/0294/20 | 1 Theydon Hall Cottages, Abridge Road, Theydon Bois, CM16 7NP | Temporary permission for a period of 2 years for the stationing of a mobile home and ancillary decking, fencing & small outbuilding in relation to ongoing renovation & extensions planned for No.1 Theydon Hall Cottages & retrospective planning permission for the installation of a replacement septic tank | Refused |
| EPF/0363/20 | Lammond House, 46 Dukes Avenue Theydon Bois Epping CM16 7HF | Proposed two storey & single storey rear extensions, conversion of integral garage & single storey side garage extension. | Granted |

CLlr Gooch closed the meeting at 9.40 pm.

Signed *Sarah Shirley* Sarah Shirley Planning Clerk Date: 23rd April, 2020

Signed *Peter Gooch* CLlr Peter Gooch (Chair) Date: 23rd April, 2020