

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 7th May, 2020 at 8.15 PM

Due to the Coronavirus outbreak, this meeting took place via video conferencing. 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 day before the meeting date. Parties who registered to speak at the meeting were provided with the relevant log-in details.

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

Members of the Public Present: One

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 23rd April, 2020 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 (the "TB&DRPS"), 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.

Representations were received from: TB&DRPS and Theydon Bois Action Group (TBAG). The Planning Clerk read out the submissions, as applicable, at the start of each appraisal. The Member of the Public (also a member of TBAG) who had registered to speak, made representations during Item 8 (as detailed below).

5. To consider the following Planning Applications:

Application No: **EPF/0721/20**

Officer: Honey Kojouri

RETURN: 11th May

Applicant: Mr D Docker

Location: **Land at 34 Piercing Hill, Theydon Bois Epping CM16 7JW**

Proposal: Addition of an orangery extension and internal alterations to create additional bedroom.

Return: **OBJECTION.** The Planning Committee noted the protracted and complex plan history at this site and, in particular, the Grant of Planning permission EPF/3295/16. It was felt such proposal, as approved in 2016, represented the full extent of what would be an acceptable footprint in such a sensitive Green Belt Location and that further, piecemeal applications to extend that footprint, should be guarded against.

Application No: **EPF/0766/20**

Officer: Natalie Price

RETURN: 18th May

Applicant: Mr Willem Botha

Location: **21 Forest Drive, Theydon Bois Epping CM16 7HA**

Proposal: Creation of one bed flat and associated parking (Revised application to EPF/0066/20).

Return: **OBJECTION.** The Planning Committee noted the detailed plan history at this site and compared the revised application to that previously seen under EPF/0066/20. It was felt that whilst the new application had

sought to address some of the reasons for the earlier refusal, the Planning Committee noted that a number of issues remain unresolved. In particular, the lack of outlook from the new flat had not been sufficiently addressed and concerns with the configuration (the living room of the host dwelling would be directly adjacent to the bedroom of the new flat) remained. There were also concerns raised over the proposal to sub-divide the outside amenity space between the host dwelling and the new flat, such that the garden area of the host dwelling would be significantly reduced. It was felt that the resulting garden area of the host dwelling would be wholly insufficient for a property which includes 6 or 7 habitable rooms, in contravention of local plan policy.

6. To consider the following Amended Planning Application:

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

Officer: Marie-Clare Tovey

RETURN: 11th May

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.** The Planning Committee noted the amendments made to the application and the improvements made to the proposed height. However, the feeling was that the resultant footprint of the garage building would still be excessively large in the Green Belt location in which it would reside, being much larger than the two buildings which it would replace. The Planning Committee would wish to see further amendments made to reduce the footprint and, should the application then be recommended for approval, the inclusion of a number of Conditions on the Grant of Planning permission, pertaining to on-going and future use of the garage building (to ensure that it would be built and retained only for the purposes of garaging and ancillary to the main dwelling).

7. Clerk's Report

1. The Planning Committee previously considered an application relating to the Bull Public House and raised a Strong Objection to new signage and lighting at the property, which is a Grade II Listed Building. The Planning Officer gave a split decision on this application, approving some elements and not others. Most notably, the Planning Officer approved new floodlighting, which will be fitted into the eaves of the property and which will have the effect of bathing the entire building in light. Cllr Gooch raised this matter with Cllr Philip, in his capacity as Planning Portfolio Holder, and it was agreed that the Planning Clerk would now address these concerns formally in writing to Cllr Philip.
2. The Planning Committee previously saw an application at 1 Theydon Hall Cottages, Abridge Road, for temporary planning permission for a mobile home (EPF/0294/20). As part of the letter of Strong Objection raised by the Committee, it was noted that the field which runs behind the property (and other cottages in the row) had potentially undergone an unlawful change of use. Evidence of heavy plant and machinery was seen from photographs and the Committee requested that the Planning Officer contact the Enforcement Team about this potential breach. In light of correspondence received from residents, the Planning Committee lodged its concerns with the Enforcement Team at Epping Forest District Council (EFDC) over these alleged breaches (ENF/0146/20: Case Officer, Jim Gordon).
3. The letter of Strong Objection, for the application at Hydes Riding School (EPF/0578/20), considered by the Planning Committee on 23rd April, 2020, was copied to Cllr John Philip as Planning Portfolio Holder for information purposes. This application was perplexing as, on the face of it, it appeared to

be an application for a CLD for a mobile home already in situ, but, in substance and in form, it was an application for a new and more permanent building in the Green Belt. In her Report (refusing the application), the Planning Officer acknowledged the confusion caused, and attributed this to the submission of incorrect plans. She went on to state that she was in receipt of correct plans and that the application was for a CLD for a mobile home already in situ. It was decided that the Planning Clerk would write to Cllr Philip in order to query: a) why was this discrepancy in the plans not picked up sooner in the process and b) why was the Parish Council not re-consulted on the correct plans.

4. The application seen by the Planning Committee at Bowlands Meadow, Theydon Road for the development of 2 new houses (EPF/2319/19) has been refused predominantly on grounds relating to the impact on highways safety and the deleterious impact on the Green Belt which would arise as a result of the proposal.
5. The application at 3 Theydon Hall Cottages, seen by the Planning Committee on 23rd April, 2020 for a large rear extension with balcony (EPF/0610/20) was withdrawn following the Planning Committee meeting. However, it was felt that concerns raised should still be brought to the attention of the Planning Officer and so the letter of Strong Objection was sent in the usual manner. The Agent for this application has contacted the Parish Office with the aim of initiating a dialogue with the Planning Committee. An amended application has now been registered with EFDC (EPF/0882/20). It was agreed that the Planning Clerk would respond to the Agent to acknowledge her email and to inform her that the amended plans would be viewed by the Planning Committee in the usual way at the meeting on 21st May, 2020.
6. Cllr Purkiss, Chairman of the Highways & Environment Committee reported the removal of an historic and visually prominent conifer tree, and hedge, located within the curtilage of 1 Poplar Row. It is understood that 1 Poplar Row is thought to be within EFDC housing stock and that there is a question over whether the removal of these landscaping features was authorised by them. The Planning Committee is keen to understand the circumstances here and be kept informed about what action is being taken. It was agreed that the Planning Clerk would address these concerns formally in writing to Cllr Philip.
7. The EALC provided the Parish Council with a letter from the Planning Advisory Service, which is offering support and advice during the Coronavirus outbreak. The letter recognises that the economic slow-down will have an impact on Planning and that the focus will shift to longer term planning strategy and how planning will aid in the recovery of the economy.
8. **Any other matters relating to planning without decision.**

The member of the public (and member of TBAG) reported to the meeting that further potential enforcement issues have been witnessed at 1 Theydon Hall Cottages, Abridge Road. Further, it was reported that the owner of the property is understood to have acquired a licence to permit them to carry commercial waste.

There was also a discussion regarding the previous application at 1 Theydon Hall Cottages (EPF/0294/20)(for a temporary mobile home) and an issue with the Planning Officer's Report for. Such report, which detailed the grounds for refusal of this application, stated that the mobile home would be sited *inside* the residential curtilage. However, this assertion is at odds with what is suggested by the submitted Block Plan and what is understood by the Planning Committee, namely that the mobile

home would reside *outside* of the residential curtilage. It is important that this issue is resolved, since an incorrect assessment could form the basis for future applications on this Green Belt site. It was agreed that the Planning Clerk would formally report this issue to EFDC by sending an email to Nigel Richardson (Planning Service Director).

The following planning applications were determined between 23rd April & 7th May, 2020.

Application Number	Address	Development	Decision
EPF/0589/20	59 Woburn Avenue, Theydon Bois Epping CM16 7JR	Demolition of existing rear single storey extension & replacement with a single storey flat roof extension with two roof lanterns.	Refused
EPF/0578/20	Hydes Riding School, Theydon Bois Epping CM16 7NS	Certificate of lawful development for existing use of mobile home for security purposes in connection with the use of the land as stables.	Lawful

Cllr Gooch closed the meeting at 9.52 pm.

Signed *Sarah Shirley* Sarah Shirley Planning Clerk Date: 21st May, 2020

Signed *Peter Gooch* Cllr Peter Gooch (Chair) Date: 21st May, 2020