

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 21st 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: Two

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 7th May, 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, Theydon Bois Action Group (TBAG) and a resident regarding the application at 3 Theydon Hall Cottages (EPF/0882/20). The Planning Clerk read out the submissions, as applicable, at the start of each appraisal. The Members of the Public, who had registered to speak, made representations regarding the application at 20 Dukes Avenue (EPF/0737/20).

5. To consider the following Planning Applications:

Application No: **EPF/0737/20**

Officer: Muhammad Rahman

RETURN: 25th May

Applicant: Mr Gary Putt

Location: **20 Dukes Avenue, Theydon Bois, Epping CM16 7HE**

Proposal: Proposed first floor side extension and part two part single storey rear extension (Revised application to EPF/3075/19).

Return: **Objection.** The revisions to the previous application were acknowledged by the Planning Committee, but it was felt that a number of issues remained. In particular, it was noted that the submitted plans did not clearly illustrate the intention to retain the distinctive and original feature of the 'Cat Slide' roof on the principal elevation. Representations were received from the adjacent neighbours regarding the negative impact on amenity which would potentially result from the proposal. The Planning Committee felt that bulk and scale of the rear extension would negatively impact on the outlook from the adjacent properties, and would potentially infringe the 45° rule on right to light (in relation to No.22).

Application No: **EPF/0838/20**

Officer: Honey Kojouri

RETURN: 1st June

Applicant: Mr Mark Vardy

Location: **79 Theydon Park Road, Theydon Bois, Epping CM16 7LR**

Proposal: Proposed part two storey rear extension and part rear first floor extension.

Return: **Objection.** The Planning Committee raised an objection, in principle, because it was thought that the proposed addition of a walk-on balcony to the rear façade would result in unwanted overlooking, which would negatively impact on the amenity of the neighbouring properties. However, a concern was also raised that the addition of two new dormers to each side elevation of the property could also result in overlooking (although it was not possible to ascertain the position from the submitted plans). Accordingly, it was suggested that a site visit be carried out by the Planning Officer in order to more fully understand any potential impact on adjacent properties.

Application No: **EPF/0850/20**

Officer: Honey Kojouri

RETURN: 1st June

Applicant: Mr Docker

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

Proposal: Proposed addition of a car port to the West facing side of the property & internal reconfiguration.

Return: **Objection.** The Planning Committee felt that this application should be considered together with the previous application for the addition of an orangery to the former Coach House (EPF/0721/20). It was felt that the current application was further evidence of the piecemeal approach which was being adopted, with the aim of enlarging the footprint of the Coach House beyond what was granted under EPF/3295/16. Further, the Planning Committee considered the car port to be a new building, which would be contrary to Local and National Green Belt policy.

Application No: **EPF/0882/20**

Officer: Brendan Meade

RETURN: 1st June

Applicant: Lisa Gentile

Location: **3 Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping CM16 7NP**

Proposal: Proposed 2 metre first floor extension, loft extension, chimney removal & roof replacement.

Return: **Strong Objection.** The Planning Committee noted that a very recent application for this property (seen by the Planning Committee on 23rd April, 2020, EPF/0610/20) was subsequently withdrawn. The revisions to the previous proposal were noted, but it was felt that many of the substantive comments made in the Return of the Planning Committee (in response to that initial application) remained pertinent. In particular, it was noted that the property resides in the Green Belt, but the focus of the objection was the deleterious and negative impact the proposal would have on the amenity of the neighbour in the adjoining property, No.4 Theydon Hall Cottages (in terms of light, overshadowing and impact on outlook).

6. Clerk's Report

1. Following the last meeting of the Planning Committee (7th May, 2020), an email was sent to Cllr John Philip, in his capacity as Planning Portfolio Holder. The email raised the following three matters:
 - i) 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 (EPF/0427/20). 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 would be fitted into the eaves of the property and would have the effect of bathing the entire building in light). The Planning Committee had understood that the application should have been referred up to the Planning Sub-Committee East for decision. Accordingly, the Planning Committee wished to escalate this concern and asked Cllr Philip for his assistance in this regard. Cllr Philip raised this matter with the Planning Team at EFDC and he agreed that the granting of planning permission for the floodlights was an error. The Planning Manager at EFDC also agreed that the permission was granted in error. However, since the Listed Building Consent element of the application was refused (EPF/0428/20), the proposal could not be implemented in any case.

- ii) The application at Hydes Riding School (EPF/0578/20) for a CLD for a mobile home was found to be lawful. 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, 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. The Planning Committee queried 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. Cllr Philip commented that the registration process only ensures that correct documents are uploaded onto the i-plan system and does not assess the accuracy of such documents. Cllr Burn will take this matter forward by drafting an email for the Planning Clerk to send to EFDC, reporting a few recent issues which have arisen with the validation process.
 - ii) in relation to 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. Cllr Philip confirmed that an Officer would attend the property to review the situation. Cllr Holly Whitbread (Portfolio Holder for Housing, EFDC) also confirmed that the property is within EFDC Housing stock, a dropped curb and front garden parking are envisaged and an application for a crossover may be forthcoming. It was decided that the Planning Clerk would run a search at the Land Registry, in order to ascertain whether the title of the property contains any covenants which would prohibit the removal of such landscaping.
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 a change of use. An enquiry has been lodged with the Enforcement Team by the Parish Council regarding this issue and, following a report of concerns over noise and disturbance, it was decided that the Planning Clerk would also contact the Environmental Health Team.
 3. In relation to the application at 1 Theydon Hall Cottages (as referred to above) an email was sent to EFDC regarding an issue with the Case Officer's Report. 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. The matter is now being dealt with by the Planning Applications & Appeals Team Manager.
 4. Due to the Coronavirus crisis, the Planning Sub-Committee East meetings are now being held virtually and the first of such meetings was held on Monday 18th May, 2020. There were no applications for Theydon Bois on that Agenda.
 5. The application at Crystal Brook for the replacement of 2 garage buildings with a much larger structure in the Green Belt (EPF/0539/20), to which the Planning Committee raised an objection, has been withdrawn.
 6. In relation to the new Epping Forest District Local Plan (2011-2033) process, EFDC has sent a letter to the Planning Inspector (dated 24th April, 2020), stating that, whilst progress is still being made, the Coronavirus crisis is causing slippage in meeting some deadlines. However, it is still anticipated that the public consultation on the Main Modifications (MMs) will be held in October and the public consultation on the Green Infrastructure Strategy could be held as early as June, 2020. The Planning Inspector acknowledged the contents of this letter in her reply, dated 27th April, 2020.

7. Any other matters relating to planning without decision.

None.

The following planning applications were determined between 7th & 21st May, 2020.

Application Number	Address	Development	Decision
EPF/0563/20	42 Forest Drive, Theydon Bois Epping CM16 7EZ	Proposed extension to the rear of the existing roof to provide increased accommodation at first floor.	Refused

Cllr Gooch closed the meeting at 9.50 pm.

Signed *Sarah Shirley* Sarah Shirley Planning Clerk Date: 4th June, 2020

Signed *Peter Gooch* Cllr Peter Gooch (Chair) Date: 4th June, 2020