

# 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 4<sup>th</sup> June, 2020 at 8.00 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](mailto: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, Cllr Amos, Cllr Morton and Cllr Blake

**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 21<sup>st</sup> 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 and a resident regarding the application at 1 Theydon Hall Cottages (EPF/0921/20). The Planning Clerk read out the submissions, as applicable, at the start of each appraisal. The Member of the Public, who had registered to speak, was also a member of the Theydon Bois Action Group.

**5. To consider the following Planning Applications:**

Application No: **EPF/0775/20**

Officer: Honey Kojouri

RETURN: 8<sup>th</sup> June

Applicant: The Governors & Headteacher, Andre Rall.

Location: **Theydon Bois County Primary School, Orchard Drive, Theydon Bois, Epping CM16 7DH**

Proposal: Proposed construction of a small single storey extension, including canopy and a covered walkway, to the main entrance of the school.

Return: **No Objection.**

Application No: **EPF/0945/20**

Officer: Zara Seelig

RETURN: 8<sup>th</sup> June

Applicant: Emma Blackwell

Location: **60 Theydon Park Road, Theydon Bois, Epping CM16 7LP**

Proposal: Proposed first floor extension, enlarging existing pitched roof and expanding accommodation within the roof.

Return: **No Objection.**

## 6. To consider the following application for a Certificate of Lawful Development:

Application No: **EPF/0921/20**

Officer: Honey Kojouri

RETURN: 8<sup>th</sup> June

Applicant: Mr S Trim

Location: **1 Theydon Hall Cottages, Theydon Bois, Epping CM16 7NP**

Proposal: Application for a Lawful Development Certificate for a proposed construction of decking around a caravan as well as a small temporary outbuilding for housing of white goods.

Return: **Strong Objection.**

The Planning Committee noted a number of irregularities with this application: a) the Application Form appeared to have been completed so that some sections related to the application for a CLD (pertaining to the mobile home) and others related to future works to be undertaken to the main dwelling house. This hybrid approach was found to be both misleading and confusing. It was noted that the proposal seeks to rely on Schedule 2, Part 4, Class A and/or Part 5, Class A of the Town & County Planning (General Permitted Development) (England) Order 2015 (the "GPDO").

However, in its appraisal of the application, the Planning Committee felt strongly that the factual matrix which surrounded this application, and the inconsistencies contained therein, would not fall within the provisions of the GPDO in order to qualify as lawful. In addition to the objections made in relation to the current application, the Planning Committee raised concerns over the use of the site, which is outside the residential curtilage of the main dwelling and in a sensitive Green Belt location. The presence of heavy plant and machinery within the field, which has been laid with gravel, would give the impression that the land may potentially have undergone a change of use, for which it would also appear no permission has been granted.

## 7. Clerk's Report

1. 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 the property is 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 the Planning Clerk undertook a search of the Land Registry in order to ascertain whether any covenants would restrict the right of the occupant to remove the landscaping features in question. The search revealed that the property is unregistered. The Planning Clerk contacted a District Councillor to ask for assistance in obtaining title documents for the property, which would enable a better understanding of the situation; a response is awaited.
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 the Planning Clerk has also addressed an email to the Environmental Health Team at EFDC regarding alleged breaches.
3. The Planning Application for permission to construct 6 new dwellings on the land adjacent to Magnolia House, Abridge Road (EPF/3002/19) has been withdrawn.
4. Following the first ever virtual Annual Council Meeting at EFDC, the Planning & Sustainability Portfolio Holder is now Cllr Nigel Bedford, the Area Planning Sub-Committee Chairman is Cllr Paul Keska and the new Chair of the District Development Management Committee is Cllr Sue Jones.
5. The Planning Application for the addition of an orangery to the former coach house on land at 34 Piercing Hill (EPF/0721/20) has been refused on Green Belt policy grounds.
6. A telephone call was received from the owners of Churchills, the Fish & Chip Shop in the Village Shopping Area regarding the raised platform immediately outside the shop. The platform was previously refused planning

permission (EPF/2228/18). It is anticipated that a revised application may be forthcoming and the Planning Committee awaits further information.

**7. Any other matters relating to planning without decision.**

A resident wished to report to the Planning Committee that they have been informed by a builder that works are due to commence at 3 Theydon Hall Cottages on 10<sup>th</sup> July, 2020. The application at this property (EPF/0882/20) was seen by the Planning Committee on 21<sup>st</sup> May, 2020 and a Strong Objection was raised.

**The following planning applications were determined between 21<sup>st</sup> May & 4<sup>th</sup> June, 2020.**

| Application Number | Address  | Development   | Decision                    |
|--------------------|--|---|-----------------------------|
| EPF/07213/20       | Land at 34 Piercing Hill, Theydon Bois Epping CM16 7JW     | Addition of an orangery extension and internal alterations to create additional bedroom.  | Refused.                    |
| EPF/0461/20        | Le But, Coppice Row, Theydon Bois Epping CM16 7DS          | Single storey rear extension to replace existing conservatory, first floor extension above existing single storey garage on front elevation and porch.  | Granted.                    |
| EPF/0881/20        | Piggotts Farm, Abridge Road, Theydon Bois, Epping, RM4 1TX | Application for Approval of Details Reserved by Conditions 6, 7, 8 and 9 of EPF/2087/18. 6 'Phase 1 Land Contamination investigation', 7 'Phase 2 Land Contamination preliminary risk assessment', 8 'Land Contamination Remediation Works' and 9 'verification report that demonstrates the effectiveness of the remediation' (Change of use from 1 no. agricultural barn to 1 no. residential dwelling (c3)). | Details approved. partially |

**Cllr Gooch closed the meeting at 9.40 pm.**

Signed *Sarah Shirley* Sarah Shirley Planning Clerk Date: 18<sup>th</sup> June, 2020

Signed *Peter Gooch* Cllr Peter Gooch (Chair) Date: 18<sup>th</sup> June, 2020