

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 18th 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 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 Wood, Cllr Amos, Cllr Morton and Cllr Blake

Apologies for Absence: None

Officers Present: Mrs S Shirley

Members of the Public Present: Two

1. Apologies for Absence: As above

2. To agree the Election of the Chairman, and the Vice-Chairman, for the Planning Committee (2020/2021).

Cllr Gooch was nominated to the position of Chairman by Cllr Hannibal and this nomination was seconded by Cllr Burn. Cllr Peter Gooch elected as Chairman.

Cllr Burn was nominated to the position of Vice Chair by Cllr Gooch and this nomination was seconded by Cllr Amos. Cllr Elizabeth Burn elected as Vice Chair.

3. Confirmation of Minutes of the Meeting held on Thursday 4th June, 2020 APPROVED.

4. 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.

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

No Written Representations were received. However, the applicant registered to speak on the proposal at 31 Piercing Hill (EPF/0557/20) and gave a representation when invited to do so. The other Member of the Public was a member of the Theydon Bois Action Group,

6. To consider the following Planning Applications:

Application No: **EPF/0791/20**

Officer: Natalie Price

RETURN: 29th June

Applicant: Mr Adrian Atkinson

Location: **4 The Weind, Theydon Bois, Epping, CM16 7HP**

Proposal: Proposed first floor side extension to create a further bedroom & en-suite, & relocate main entrance door to create an enlarged hallway (ref: EPF/2604/17). Ground floor rear extension to create an enlarged living room. Insertion of a window to the front elevation & alteration to the width of garage doors.

Return: No Objection

Application No: **EPF/0965/20** Officer: Honey Kojouri RETURN: 22nd June
Applicant: Mr & Mrs Seago
Location: **36 Purlieu Way, Theydon Bois, Epping CM16 7EH**
Proposal: Single storey rear extension with pitched roof & rooflights. Single storey front extension with pitched roof over storm porch & an extended garage.
Return: No Objection

Application No: **EPF/1032/20** Officer: Brendan Meade RETURN: 22nd June
Applicant: Mr & Mrs B Stern
Location: **59 Woburn Avenue, Theydon Bois, Epping CM16 7JR**
Proposal: Proposed rear extension to infill the space between the existing rear extension & boundary with a monopitch roof. (Revised application to EPF/0589/20).
Return: No Objection

Application No: **EPF/1037/20** Officer: Muhammad Rahman RETURN: 29th June
Applicant: Mr P Commins
Location: **Oaks 2 Hill Road, Theydon Bois, Epping CM16 7LX**
Proposal: Extension of integral garage with bay window and pitched roof over. Proposed 1.3m high sliding gates with brick piers.
Return: No Objection, Subject to recommended Conditions, which would seek to ensure that the proposed sliding gates would not negatively impact on the permanent retention of the evergreen hedge, already in situ and fronting the highway, and that Conditions added to the earlier Grant (EPF/1429/19) be carried over to this proposal.

Application No: **EPF/1076/20** Officer: Brendan Meade RETURN: 29th June
Applicant: Mr Danny Cole
Location: **1 Hill Road, Theydon Bois, Epping CM16 7LX**
Proposal: Proposed first floor side extension.
Return: No Objection, subject to the proposed roof over the double storey side extension being of a fully hipped design as illustrated in the submitted plans (rather than a gabled construction).

7. To consider the following Amended Planning Application:

Application No: **EPF/0557/20** Officer: Muhammad Rahman RETURN: 22nd June
Applicant: Ms Barbara Houghton
Location: **31 Piercing Hill, Theydon Bois, Epping, CM16 7JW**
Proposal: Erection of new garage and a gated entrance way.
Return: No Objection, Subject to a number of recommended Conditions to ensure that 1) the proposed gates would be open framed; 2) the roof of the garage closest to the highway would be constructed as a hipped design and would be built, and retained, strictly in accordance with the approved plans; and 3) the landscaping elements of the proposal would be designed strictly in accordance with the approved documentation and permanently retained as such thereafter.

8. To consider the following applications for a Certificate of Lawful Development:

Application No: **EPF/1033/20** Officer: Brendan Meade RETURN: 22nd June
Applicant: Mr & Mrs B Stern
Location: **59 Woburn Avenue, Theydon Bois, Epping CM16 7JR**
Proposal: Application for a Certificate of Lawful Development for a Proposed roof extension to facilitate a loft conversion.
Return: No Objection, subject to full compliance with the provisions of the Town & Country Planning (General Permitted Development)(England) Order 2015.

Application No: **EPF/1078/20** Officer: Brendan Meade RETURN: 29th June
Applicant: Mr Danny Cole
Location: **1 Hill Road, Theydon Bois, Epping CM16 7LX**
Proposal: Application for a Certificate of Lawful development for a Proposed hip to gable alteration & a rear dormer

window in a loft conversion.

Return: No Objection, subject to the proposed roof over the double storey side extension being of a fully hipped design (rather than a gabled construction).

9. 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, Cllr Holly Whitbread confirmed that the legal department at EFDC is looking into the registration issue at the property (it being currently unregistered at the Land Registry). The title documents do not appear to contain any covenants restricting the removal of landscaping features and the tenancy agreement only includes an obligation to maintain hedges at a height of 2metres (it is silent on the removal of hedging).

Cllr Whitbread also provided photographic evidence that, since at least 2011, part of the frontage of 1 Poplar Row has comprised of low-level fence, rather than hedging. It was also confirmed that the conifer tree was in fact removed by EFDC when the property was vacant, as it was causing damage to the dwelling house.

The occupants of the property have applied for off-road parking and if EFDC refuses the application, consideration will need to be given to the protection the streetscene, for example, the reinstatement of the fence, gate and hedge in accordance with how the property was let to the occupants. It was agreed that the Planning Clerk would email Cllr Holly Whitbread to thank her for her efforts and enquire as to whether the Parish Council will be invited to comment on any application for the proposed crossover at the property.

2. A letter was received regarding the application at 19 Blackacre Road (EPF/2731/19) notifying the Parish Council that the application has gone to Appeal, following a refusal to grant planning permission. The Planning Committee saw this application twice in December 2019 and raised a Strong Objection on each occasion. The Planning Committee is invited to submit its views by the deadline of 22 July.
3. In relation to 38 Forest Drive (EPF/0927/20) a number of conditions have been approved relating to the patio and landscaping aspects of the proposal. However, the 'implementation programme' which is referred in the approval, is not available on the i-plan system. It was agreed that the Planning Clerk would contact EFDC to request a copy of this document.

10. Re: The Epping Forest District New Local Plan (2011-2033): To Note the Public Consultation on the 'Green Infrastructure Strategy', and the Workshop, on this topic, to be hosted by EFDC (for District/Parish Councillors) as scheduled on 2nd July 2020. NOTED. Councillors to submit initial comments to the Planning Clerk by 30th June, 2020 with a view to a draft response being compiled by 9th July and a final response being submitted to EFDC in time for the deadline of 16th July, 2020.

11. Any other matters relating to planning without decision.

Cllr Gooch reported to the meeting that he was waiting to hear from Cllr Sue Jones in relation to the Strong Objection raised by the Planning Committee regarding the application at 1 Theydon Hall Cottages, Abridge Road (EPF/0921/20). A copy of the Return, detailing the comprehensive Strong Objection to the application for a Certificate of Lawful Development for a mobile home (already in situ) was sent to Cllr Jones and Cllr Philip.

The following planning applications were determined between 4th & 18th June, 2020.

Application Number	Address	Development	Decision
EPF/0882/20	3 Theydon Hall Cottages Abridge Road Theydon Bois Epping CM16 7NP	Proposed 2metre first floor extension, loft extension, chimney removal & roof replacement.	Refused.

Application Number	Address	Development	Decision
EPF/0927/20	38 Forest Drive, Theydon Bois, Epping CM16 7EZ	Application for Approval of Details Reserved by Conditions 4:"details of the height, area and materials of the proposed raised patio area", 5:"full details of both hard and soft landscape works (including tree planting) and implementation programme" for EPF/2012/18. (Demolition of existing garage and store with construction of extensions to the side, rear and roof).	Details Approved.

Cllr Gooch closed the meeting at 9.21 pm.

Signed *Sarah Shirley* Sarah Shirley Planning Clerk Date: 9th July, 2020

Signed *Peter Gooch* Cllr Peter Gooch (Chair) Date: 9th July, 2020