

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 23rd July, 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), Burn (Vice Chair), Amos, Blake, Hannibal, Morton and Wood

Apologies for Absence: None

Officers Present: Mrs S Shirley

Members of the Public Present: Three

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 9th July, 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 prejudicial interest in the application at 41 Dukes Avenue (EPF/0959/20) by virtue of living in the adjoining semi-detached house to the property in question. Accordingly, Cllr Burn left the meeting during consideration of this application, and did not participate in the discussion nor in the Committee's response.

Cllr Burn also 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.

Written Representations were received from TB&DRPS, the adjoining neighbour of 41 Dukes Avenue, and a neighbour of 1 Theydon Hall Cottages. Three members of the public were also in attendance.

5. To consider the following Planning Applications:

Application No: **EPF/0959/20**

Officer: Muhammad Rahman

RETURN: 27th July

Applicant: Mr & Mrs Britton

Location: **41 Dukes Avenue, Theydon Bois, Epping CM16 7HQ**

Proposal: Demolition of an existing garden room & erection of a x1 no. bedroom bungalow.

Return: **STONG OBJECTION.** It was felt strongly that the sub-division of the plot at No.41 Dukes Avenue would be entirely at odds with the established pattern of development in the locality and this was supported by a recent Appeal decision, relating to the property on the opposite corner, No.39 Dukes Avenue (whereupon 2 proposals to

construct a dwelling house in the rear garden were refused and dismissed at appeal). It was also considered that the introduction of a new dwelling on the application site would be detrimental to the streetscene, to neighbour amenity and to the living conditions of the occupants of the proposed new dwelling and those of the host dwelling at No.41.

Application No: **EPF/1365/20**
August

Officer: Muhammad Rahman

RETURN: 3rd

Applicant: Mr & Mrs Ewing

Location: **27 Blackacre Road, Theydon Bois, Epping CM16 7LT**

Proposal: Proposed two storey front, side and rear extensions. New first floor & roof structure with new windows.

Return: **STONG OBJECTION.** The proposed degree of re-design involved in this application invited queries over whether it, in fact, represented a total re-build, rather than a series of extensions. Either way, it was felt that the resultant size, scale and mass of the property would be entirely out-of-keeping with other properties in the vicinity, whilst the rearward projection of the two-storey side extension would have an adverse impact on the amenity of No.25. It was considered that the extended dwelling would appear overly-dominant and cramped in the plot, whilst the inclusion of a 'crown roof' would add to the prominence of the property in the streetscene and the negative impact on neighbour amenity.

6. To note the 'Draft Air Quality Mitigation Strategy', as considered by EFDC at the Cabinet Meeting on 20th July 2020. NOTED. Cllr Burn gave a brief summary of the discussion which took place at the Cabinet Meeting regarding the Draft Air Quality Mitigation Strategy and reported that the document had been 'Carried' by the District Councillors present.

7. Clerk's Report

- A neighbour of 1 Theydon Hall Cottages requested that the Planning Clerk read out a statement on their behalf, detailing the on-going commercial operations, which are taking place in the agricultural field to the rear of the residential curtilage of the property. It was agreed that a further email would be sent to the Planning Enforcement Team at EFDC to ascertain the status of the case pertaining to the potential breaches on this site.
- The Planning Committee's response to the survey on the 'Draft Green Infrastructure Strategy' was submitted to EFDC within the deadline, and safe receipt was acknowledged.
- An Appeal has been lodged with respect to 34 Graylands, against refusal of planning permission for a loft extension and front dormer. As this is a householder application, the Parish Council has no further opportunity to comment (APP/J1535/D/20/3251064).
- The Planning Committee submitted a response to the appeal against refusal to grant planning permission at 19 Blackacre Road (EPF/2731/19) (APP/J1535/W/20/3248584). The report produced by EFDC, as part of the Appeal process, was thought to contain a number of errors and sections had been included which appeared to pertain to another property in a different part of the District. Cllr Gooch is to raise this issue with EFDC.

8. Any other matters relating to planning without decision.

An enquiry was raised as to the status of the application at 21 Forest Drive for the creation of a one-bedroom flat (EPF/0766/20). A search of the i-plan system revealed that no decision has yet been made for this application, but it would appear that a new flat, known as '21A', is presently occupied. It was agreed that the Planning Clerk would contact the Planning Officer at EFDC with the aim of obtaining a status update.

The following planning applications were determined between 9th & 23rd July, 2020

Application Number	Address	Development	Decision
EPF/1174/20	Little Oaks, Abridge Road, Theydon Bois, RM4 1TX	Application for a Certificate of Lawful Development for two single storey side extensions.	Lawful.
EPF/1078/20	1 Hill Road, Theydon Bois Epping CM16 7LX	Application for a Certificate of Lawful Development for a Proposed hip to gable alteration & a rear dormer window in a loft conversion.	Lawful.
EPF/1076/20	1 Hill Road, Theydon Bois Epping CM16 7LX	Proposed first floor side extension.	Granted.
EPF/0791/20	4 The Weind, Theydon Bois Epping CM16 7HP	Proposed first floor side extension to create a further bedroom & ensuite & 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 and alteration to the width of the garage doors.	Granted.
EPF/0775/20	Oaks, 2 Hill Road, Theydon Bois, Epping, CM16 7LX	Extension of integral garage with bay window and pitched roof over. Proposed 1.3m high sliding gates with brick piers.	Granted.
EPF/0850/20	1 Theydon Hall Cottages, Theydon Bois, CM16 7NP	Application for a Lawful Development Certificate for the proposed temporary use of the site for the stationing of a mobile home; ancillary decking, and a small outbuilding- to be used for storage and living accommodation in relation to the permitted building works on the land adjoining at no.1 Theydon Hall Cottages.	Not Lawful.

Cllr Gooch closed the meeting at 9.35pm.

Signed

Sarah Shirley

Sarah Shirley Planning Clerk

Date: 6th August, 2020

Signed

Peter Gooch

Clr Peter Gooch (Chair)

Date: 6th August,

2020