

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 9th 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 18th June, 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 Gooch declared a prejudicial interest in the application at 50 Blackacre Road (EPF/0753/20) by virtue of living directly opposite the property in question. Accordingly, Cllr Gooch did not participate in the discussion regarding the application and had no part in the decision over whether to raise any objection.

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.

Written Representations were received from TB&DRPS and the occupants of 46 & 48 Blackacre Road in respect of the application at No.50 Blackacre Road (EPF/0753/20). The three members of the public in attendance were also members of the Theydon Bois Action Group.

5. To consider the following Planning Applications:

Application No: **EPF/0753/20**

Officer: Honey Kojouri

RETURN: 13th July

Applicant: Mr & Mrs Lord

Location: **50 Blackacre Road, Theydon Bois, Epping CM16 7LU**

Proposal: Demolition of the existing garage, a proposed two storey front and side extension, front feature pitched dormer, basement extension with roof terrace, single storey rear extension with rooflights, raising of eaves and ridge for new roof structure to allow for new loft conversion, two new rear dormers and rooflight to rear roof, new attached single storey pitched garage and new boundary wall with electronic gates.

Return: Strong Objection. It was felt that the scale, bulk and proportions of the proposal would be wholly out of keeping with the other properties in this part of Blackacre Road. The modern and industrial design and palette were also thought to be incongruous in the location, such that they would have a detrimental impact on the streetscene as a whole. Concerns were also raised over the potentially negative impact on the amenity of the neighbouring properties

which could result from the proposal. Finally, the proposed boundary treatment and excessively high closed metal gates were thought to be out of keeping and overly urbanising.

Application No: **EPF/1169/20** Officer: Muhammad Rahman RETURN: 13th July
Applicant: Ms Sarah Taylor
Location: **29 Purlieu Way, Theydon Bois, Epping CM16 7EH**
Proposal: Single storey front and rear extensions, two storey side/rear extension (part of side extension built on existing).
Return: No Objection.

Application No: **EPF/1218/20** Officer: Muhammad Rahman RETURN: 20th July
Applicant: Mrs Danielle Langrish-Smith
Location: **27 Hill Road, Theydon Bois, Epping CM16 7LX**
Proposal: Proposed loft conversion (Revised application to EPF/2559/19).
Return: No Objection.

Application No: **EPF/1233/20** Officer: Honey Kojouri RETURN: 20th July
Applicant: Mr & Mrs Smith
Location: **37 Forest Drive, Theydon Bois, Epping CM16 7HA**
Proposal: Proposed rear/ side single storey extension & rear first floor extension.
Return: No Objection.

Application No: **EPF/1248/20** Officer: Brendan Meade RETURN: 20th July
Applicant: Mrs Ellie Cole
Location: **14 Baldocks Road, Theydon Bois, Epping CM16 7EB**
Proposal: Proposed single storey side and rear extension.
Return: No Objection.

Application No: **EPF/1253/20** Officer: Honey Kojouri RETURN: 13th July
Applicant: Mr & Mrs Tait
Location: **42 Blackacre Road, Theydon Bois, Epping CM16 7LU**
Proposal: Proposed demolition of existing detached garage and erection of two storey side extension.
Return: No Objection. However, the Planning Committee wished to raise with the Planning Officer the potential for the new two-storey side extension to be converted into a self-contained annexe in the future and recommended measures which could be taken to guard against this possibility.

6. To consider the following Tree application:

Application No: **EPF/1264/20** Officer: Robin Hellier RETURN: 20th July
Applicant: Mr Ronnie Hopkins
Location: **Beechwood, Theydon Road, Epping CM16 4EE**
Proposal: TPO/EPF/01/10. T4: Cedar- Remove lateral branches on north side of tree, as specified. Tidy & remove broken/ split branches.
Return: Noted

7. To note the following application for a Certificate of Lawful Development:

Application No: **EPF/1174/20** Officer: David Maguire
Applicant: Mr & Mrs Aston
Location: **Little Oaks, Abridge Road, Theydon Bois, Epping RM4 1TX**
Proposal: Application for a Certificate of Lawful Development for two single storey side extensions.
Return: Noted.

8. RE: Epping Forest District New Local Plan (2011-2033): To consider a response to the Public Consultation on the

Draft Green Infrastructure Strategy, and to note the information provided by the Workshop, on this topic, hosted by EFDC (for District/Parish Councillors) which took place on 2nd July 2020.

Cllr Burn to circulate a draft, and Councillors to provide comments to the Planning Clerk by the end of Monday 13th July, 2020. Approved response to be submitted to EFDC on, or before, 16th July 2020.

9. To note the appeal on 19 Blackacre Road, and to consider making a response by 22nd July 2020. NOTED

10. Clerk's Report

1. In relation to the removal of a visually prominent conifer tree, and hedge, located within the curtilage of 1 Poplar Row, which is within EFDC housing stock, District Councillor, Holly Whitbread, has confirmed that no planning permission will be required for the proposed crossover (applied for by the occupant). It is understood that EFDC still need to consent to the crossover (since it is a council owned residence) and we believe that, currently, this has been refused on grounds of highway safety. It is further understood that the applicant has appealed this decision. There has been an attempt to re-plant the section of the hedge, which was removed, but it would appear that the old pieces of hedge have been just placed back into the ground.
2. In relation to the application at 1 Theydon Hall Cottages for a Certificate of Lawful Development for a mobile home, copies of our letter of Strong Objection were copied to District Councillors John Philip and Sue Jones. We are yet to hear anything further on the status of this application. However, Cllr Jones did communicate that there was an update on this and Cllr Gooch will follow up.
3. Planning permission has been refused for the application at Land at 34 Piercing Hill. The Planning Committee raised an objection to this application for a Car Port in this highly sensitive Green Belt location (EPF/0850/20).
4. Cllr Burn attended the Planning Sub-Committee East Meeting to speak on the application at 20 Dukes Avenue (EPF/0737/20), which was subsequently granted planning permission.
5. In relation to the application at 38 Forest Drive, it was reported to EFDC that the document entitled 'Implementation Programme', as referenced in the Condition attached to the Grant of Planning Permission (EPF/2012/18), was not available on the i-plan System. The Trees and Landscape Team replied to say that this was a standard condition which had been applied and that it was felt that an Implementation Programme had not been required. Cllr Burn to monitor the progress of works at the property in the coming weeks.
6. The bungalow to the rear of Rozel on Loughton Lane, which has not yet been granted planning permission (it being held in abeyance over SAC issues) (EPF/1197/18), has been named 'Cricketers Cottage'.
7. The application at 31 Piercing Hill for the new garage building in the front garden of the property has been granted planning permission (EPF/0557/20). The Planning Committee requested a number of Conditions (in its Return) and these have been incorporated into the Grant.
8. It has been reported to the Parish Council that building works have commenced at 23 Elizabeth Drive. There is a concern that such works are being carried out in a way which is not commensurate with planning permission/permitted development rights. The on-going works will therefore be monitored.
9. A resident has sent a copy of correspondence with EFDC regarding the potential for noise and disturbance at 'Il Bacio' on Forest Drive as a result of the scope for outdoor seating and dining as part of the new arrangements under the Covid 19 lockdown. EFDC is checking the licencing arrangements at this property to see what would be permissible with the new lockdown arrangements. The Planning Committee is of the opinion that, pursuant to the terms of the current licence, no alcohol can be consumed outside the premises.

11. Any other matters relating to planning without decision.

None.

The following planning applications were determined between 18th June & 9th July, 2020.

Application Number	Address	Development	Decision
EPF/1033/20	59 Woburn Avenue Theydon Bois Epping CM16 7JR	Application for a Certificate of Lawful Development for a proposed roof extension to facilitate a loft conversion.	Lawful.
EPF/1032/20	59 Woburn Avenue Theydon Bois Epping CM16 7JR	Proposed rear extension to infill the space between the existing rear extension & boundary with a monopitch roof (Revised application to EPF/0589/20).	Granted.
EPF/0965/20	36 Purlieu Way, Theydon Bois Epping CM16 7EH	Single storey rear extension with pitched roof & rooflights. Single storey front extension with pitched roof over storm porch & an extended garage.	Granted.
EPF/0945/20	60 Theydon Park Road, Theydon Bois Epping CM16 7LP	Proposed first floor extension, enlarging existing pitched roof and expanding accommodation within the roof.	Granted.
EPF/0775/20	Theydon Bois County Primary School, Orchard Drive, Theydon Bois, Epping CM16 7DH	Proposed construction of a small single storey extension, including canopy and a covered walkway to the main entrance of the school.	Granted.
EPF/0850/20	Land at 34 Piercing Hill, Theydon Bois, Epping, CM16 7JW	Proposed addition of a car port to the West facing side of the property & internal reconfiguration.	Refused.
EPF/0737/20	20 Dukes Avenue, Theydon Bois, Epping, CM16 7HE	Proposed first floor side extension and part two-part single storey rear extension. (Revised application to EPF/3075/19).	Granted.
EPF/ 0557/20	31 Piercing Hill, Theydon Bois, Epping, CM16 7JW	Erection of new garage and a gated entrance way.	Granted.

CLlr Gooch closed the meeting at 9.55pm.

Signed *Sarah Shirley* Sarah Shirley Planning Clerk Date: 23rd July, 2020

Signed *Peter Gooch* CLlr Peter Gooch (Chair) Date: 23rd July, 2020