

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 6th August, 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: Four

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 23rd 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 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. Four members of the public were also in attendance, including the applicant at 3 Theydon Hall Cottages (EPF/1423/20).

5. To consider the following Planning Applications:

Application No: **EPF/1500/20**

Officer: Ian Ansell

RETURN: 17th August, 2020

Applicant: Wells & Co Ltd

Location: **The Bull Public House, Station Approach, Theydon Bois, Epping CM16 7HR**

Proposal: Various non illuminated, internally and externally illuminated fascia, pole signs and amenity boards, lanterns and LED floodlighting.

Return: **OBJECTION.** The following comments were made, principally in relation to the floodlighting element of the proposed scheme: i) the intention to paint the building brilliant white caused a concern that it would be highly reflective of the floodlights. It was felt that a more muted shade (which would weather better) would be more appropriate; ii) it was felt that there was insufficient technical detail for the Committee to ascertain the potential effect of the proposed 6 LED floodlights (and any potential impact on the Dark Skies Policy which exists in Theydon Bois); iii) there was ambiguity in the submitted documents in relation to the colour of the proposed floodlights (the Committee felt that the 'warm white' would be more appropriate than the 'cool white' option); and iv) given the highly residential area in which the property resides, it would be important to establish the hours of operation of the floodlights.

Application No: **EPF/1501/20**

Officer: Ian Ansell

RETURN: 17th August, 2020

Applicant: Wells & Co Ltd

Location: **The Bull Public House, Station Approach, Theydon Bois, Epping CM16 7HR**

Proposal: Grade II listed building consent for proposed erection of illuminated & non-illuminated signs to the exterior of the building.

Return: **OBJECTION**. Comments as above.

6. To consider the following Application for a Certificate of Lawful Development

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

Officer: David Maguire

RETURN: 10th August, 2020

Applicant: Mr J Henry

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

Proposal: Application for a Certificate of Lawful Development for proposed alterations to the existing side extension roof to create hipped roof & erection of a rear dormer roof extension.

Return: **NO OBJECTION**, however, the Planning Committee noted that the intention was to carry out the proposal by virtue of a two stage process, whereby, the volume of the existing roof would first be reduced (by changing the side extension roof from a gable to hip design) and then the proposed dormer would be added onto the rear. Queries were raised over i) some discrepancies in the drawings; ii) whether a CLD could successfully be structured as a tiered process in this manner or whether two separate CLD applications would be required; and iii) whether the volumetric calculations carried out were correct (the Planning Officer was therefore requested to verify this information).

7. Clerk's Report

1. It was reported to the Parish Office that a large outbuilding is being constructed in the rear garden of 20 Elizabeth Drive. It is thought that the overall height of the outbuilding could be around 4 metres and within close proximity of each of the neighbouring boundaries. The on-line enquiry form for reporting potential breaches to the Enforcement Team at EFDC was completed and a response is awaited (ENF/0301/20). The case has been assigned to a Case Officer.
2. A further email and supporting photo has been sent to the Enforcement Team regarding the on-going issues in the field behind the residential curtilage of 1 Theydon Hall Cottages, namely the apparent use of the Green Belt land for the purposes of a commercial building yard. The email requested an update on the matter, since this was previously reported to the Enforcement Team under ENF/0124/19. The neighbour emailed on the date of the Planning Committee Meeting to report that three red gas bottles were being stored close to the boundary in direct sunlight. Since the neighbour also reported the smell of gas and there was to be heat wave in the coming days, it was decided that the matter would be reported, as a matter of emergency, to EFDC.
3. An email was sent to the Planning Officer regarding the application at 21 Forest Drive (EPF/0766/20) and the proposal to create a one-bedroom flat (No.21A). The application is yet to be decided and it was not on the Agenda for the Planning Sub-Committee East meeting which was due to take place on 5th August, but which was subsequently cancelled. There is, however, a post box outside which is labelled '21A'. The Parish Council are therefore given to believe that the property may have been sub-divided and the flat is being occupied.
4. It was reported to the Parish Council that the hedge on Sidney Road, thought to be in the ownership of Beulah House, is overgrown and needs trimming. It has also been reported that the walnut tree within the curtilage of Beulah House has been cut back to accommodate a child's 'Wendy house' underneath it. There is also a Silver Birch tree in an adjacent property, fronting Coppice Row, which is protected by a TPO. It is thought that this tree is dead, but an application will still be required for its felling and it is thought that there is a requirement for its replacement. The Parish Council is not aware of any current application in relation to this tree. It was agreed that the Planning Clerk would kindly request that the Parish Clerk contact the occupant of Beulah House and request that the overgrown hedge be cut back. It was further decided that enquiries be made with the Tree Officer regarding any potential TPOs attaching to the silver birch or walnut trees.
5. The issues regarding the Appeal at 19 Blackacre Rd (as discussed at the previous meeting of the Planning Committee) have been reported to District Cllr Sue Jones and she is due to report back to us once she has made enquiries at EFDC.

6. The publication of a Public Consultation on ‘**Planning for the Future**’, relating to the Government’s proposals for reform of the planning system in England, was noted. The final date for submissions in response to the consultation is 29th October, 2020.
8. To Note: **Epping Forest District New Local Plan**: The Planning Inspector’s letter to EFDC, with regard to the ONS 2018-based Household Projections. **NOTED.**

9. Any other matters relating to planning without decision.

TBAG reported to the meeting that they were approached by an individual working for a research company with questions regarding future development in Theydon Bois. The Parish Council had not yet been contacted by this individual.

The following planning applications were determined between 23rd July & 6th August, 2020

Application Number	Address	Development	Decision
EPF/1248/20	14 Baldocks Road, Theydon Bois, CM16 7EB	Proposed single storey side and rear extension.	Granted.
EPF/1233/20	37 Forest Drive, Theydon Bois Epping CM16 7HA	Proposed rear/ single storey extension & rear first floor extension.	Granted.
EPF/1218/20	27 Hill Road, Theydon Bois Epping CM16 7LX	Proposed loft conversion (Revised application to EPF/2559/19)	Granted.
EPF/1169/20	29 Purlieu Way, Theydon Bois Epping CM16 7EH	Single storey front and rear extensions, two storey side/rear extension (part of side extension built on existing)	Granted.
EPF/0775/20	50 Blackacre Road, Theydon Bois, Epping, CM16 7LU	Demolition of existing garage, a proposed two storey front and side extensions, 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, new attached single storey pitched garage and new boundary wall with electric gates.	Refused.
EPF/0838/20	79 Theydon Park Road, Theydon Bois, CM16 7NP	Proposed part two storey rear extension and part rear first floor extension.	Granted.

Cllr Gooch closed the meeting at 9.31 PM

Signed *Sarah Shirley* Sarah Shirley Planning Clerk Date: 3rd September, 2020

Signed *Elizabeth Burn* Cllr Elizabeth Burn (Chair) Date: 3rd September, 2020