

Theydon Bois Parish Council

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER
Clerk to the Council – Mrs. Caroline Carroll

Minutes of Planning Committee Meeting held on Thursday 19th November, 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 Parish 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 J. Gale (Assistant Clerk)

Members of the Public Present: None

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 5th November 2020. Held over until next Planning Committee meeting on 3rd December, due to one outstanding item.

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. None.

5. To consider the following Planning Applications:

Application No: **EPF/2288/20**

Officer: Brendan Meade

Applicant: Mr Mike Harris.

Location: **22 Morgan Crescent, Theydon Bois, Epping CM16 7DX**

Proposal: Demolition of existing conservatory, garage, and garden store. The erection of a single storey rear extension and open porch.

Return: No Objection.

Application No: **EPF/2403/20**

Officer: Ian Ansell

Applicant: Mr and Mrs Andrew Rich.

Location: **36A Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: Extension to ground floor, formation of rear balcony and alterations to the balustrading on side balcony, and alterations to openings including roof lights to front (amendments to previously approved works including revised elevations, balcony screen and roof lights to house and garden.)

Return: No Objection, subject to a 1.8m high privacy screen being permanently retained around the first-floor balcony on the side/rear elevation of the property. This would be needed in order to protect the amenity of the neighbours opposite, whose newly-converted dwelling faces onto the side elevation of 36A Piercing Hill. The plans were perceived to be similar to those approved in 2017.

Application No: **EPF/2415/20**

Officer: Caroline Brown

Applicant: Mr & Mrs Mitchell

Location: **20 Baldocks Road, Theydon Bois, Epping CM16 7EB**

Proposal: Removal of existing conservatory, ground floor rear extension. Extension of the pitched roof across existing first floor roof. Loft conversion with rear dormer and garage conversion.

Return: Objection. The proposed gable-ended feature would increase the bulk of the roof and unbalance the pair of semi-detached properties, to the detriment of the neighbouring dwelling and the streetscene. The adjoining property, at No.18, has already been extended with a hipped-roof form, which is consistent with the established character of such properties in Baldocks Road.

6. To Consider the following Works to Protected Trees:

Application No: **EPF/2402/20**

Officer: Robin Hellier.

Applicant: Mr C Cooper.

Location: **49 Theydon Park Road, Theydon Bois, Epping CM16 7LR**

Proposal: TPO/EPF/23/89 G1; Conifers & Yew – Fell.

Return: No Objection, subject to replacement trees (as agreed with EFDC) being planted within the site.

7. To Consider the following application for the Approval of Conditions:

Application No: **EPF/2421/20**

Officer: Sophie Ward Bennett

Applicant: Ms. J Peterkin.

Location: **43 Woodland Way, Theydon Bois, Epping CM16 7DY**

Proposal: Application for Approval of Details Reserved by Condition 2” Details of Surface water disposal” for EPF/3025/17. (Ground Floor rear extension, loft conversion, inclusive of rear dormer. Front Porch and garage extension as previously consented in 2012)

Return: Noted.

In addition, the Committee viewed amended plans in relation to the recent application at 13 Woodland Way:

Application No: **EPF/1895/20**

Officer: Muhammad Rahman

Applicant: Mrs Nicola Wilmott

Location: **13 Woodland Way, Theydon Bois, Epping CM16 7DY**

Proposal: Two storey side and rear extension (amended plans).

Return: No Objection, subject to the development being carried out in full accordance with the amended plans. The Committee noted that those plans now include clear evidence of the cat-slide roof on the side elevation, retaining the balance with the adjoining neighbour, so requested to amend the previous Return accordingly.

8. Clerk’s Report

1. Amended Plans for proposed extensions to **13 Woodland Way** (EPF/1895/20) were received last Friday, after the Agenda was issued, but have been considered as an additional item this evening.
2. Two applications will be included on the Agenda for EFDC’s **Area Planning Sub-Committee East** on Wednesday 25th November 2020, being EPF/1365/20: **27 Blackacre Road** and EPF/2007/20: **51 Coppice Row**. Cllr Peter Gooch will be registered to speak.
3. Two appeal decisions have been received, both at **Land to the rear of 33/34 Piercing Hill**. EPF/0850/20, for an additional orangery was allowed, whilst EPF/0721/20, for a new car port, was dismissed. The site is within the Green Belt.
4. Reminder: **EFDC’s Workshop** on its new Draft ‘**Sustainability Guidance**’ will take place on Tuesday 24th November at 18.00. Committee members wishing to register should please advise the Clerk, as soon as possible. The Public Consultation runs until mid-day on 14th December 2020.

9. Any Other Matters relating to Planning, without decision.

An update was given on 18 Forest Drive (Change of use from Sue Generis to A5 Takeaway and new shop front). Public Health at Epping Forest District Council have recommended refusal of this application due to the potential for odours affecting the flats above.

Appeals

33/34 Piercing Hill. An earlier proposal for extensions totalling an increase in volume of approximately 140% were refused, and later dismissed at Appeal. However, the Planning Inspectorate has now agreed a total of an approximate 50% increase in volume, to include a new Orangery. However, a separate proposal for a new Car Port on the site has been dismissed.

Public Consultation

Second public consultation on Epping Town Centre re-development. There were still concerns over parking, especially with respect to the impact of the St. John's Road development. There were also comments about the flat-roofed design and colour of the bricks proposed for the Leisure Centre. Epping Town Centre features red brick, not yellow as shown on the plans, and it was felt this development was not sympathetic to the Conservation Area. There was also concern over the lack of parking for the market traders. The Cottis Lane multi-storey car park planning application will be submitted soon. The Parish Council may wish to make some objective comments.

Other Matters

Cllr Blake noted that a property in Hill Road has installed solid high gates. She asked whether these had been granted planning permission. Cllr Gooch stated that if they did not meet planning regulations, we would contact Epping Forest District Council's Enforcement Team.

The following planning applications were determined between 5th and 19th November 2020

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2130/20	007517	10 Woodland Way Theydon Bois Epping CM16 7DZ	Single storey garden room.	FINAL DECISION	13-10-2020	Refuse Permission (Householder)
EPF/2109/20	005205	Land to the rear of Theydon Hall Cottages Abridge Road Theydon Bois Epping CM16 7NP	Use of land as residential garden to No.1 Theydon Hall Cottages.	FINAL DECISION	13-10-2020	Refuse Permission

Cllr Gooch closed the meeting at 21.20 PM

Signed: Mrs Caroline Carroll, Parish Clerk Date: 3rd December 2020

Signed: Cllr Peter Gooch, Chairman Date: 3rd December 2020