

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 5th 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 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: Mrs Sarah Shirley, Planning Clerk

Officers Present: Mrs Caroline Carroll

Members of the Public Present: Three

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 21st October 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 the TB&DRPS. Two applicants, and one member of the public (also a member of Theydon Bois Action Group) were in attendance.

5. To consider the following Planning Applications:

Application No: **EPF/0659/20**

Officer: Ian Ansell

Applicant: City of London Corporation

Location: **Land lying to the South of Coppice Row, Theydon Bois, Epping CM16 7DR**

Proposal: a) construction of a "grasscrete" concrete spillway to the earth embankment dam, to safely pass design flood flows without uncontrolled over-topping of the dam. (b) A permanent lowering of water levels in the pond to reduce leakage. (c) Re-grading the dam crest to a common level (d) Construction of a 600m long gravel road through the site for construction and future maintenance.

Return: **Objection.** The Planning Committee had reservations re. the extensive length of the gravel road, which was reported to run through two Local Wildlife Sites within the Deer Sanctuary. Concerns were also raised with respect to its future use: it was felt that the road should be removed after works were completed, in order to preserve the openness of the Green Belt.

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.

Return: **Objection.** Although very similar to other two-storey side and rear extensions, evidence of the distinctive and characteristic cat-slide roof of this chalet-style property was not included on the plans for the side elevation. The Committee resolved to raise objection, having requested that the plans be amended to show that this feature will be clearly evident.

Application No: **EPF/2109/20**

Officer: Marie-Claire Tovey

Applicant: Mr S Trim

Location: **Land to the rear of Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping CM16 7NP**

Proposal: Use of land as garden to No 1 Theydon Hall Cottages

Return: **Strong Objection.** The site lies within the Green Belt and was previously used as a paddock and, before that, as agricultural land. The residential curtilages of the four cottages are all of the same rectangular length. Given the location, it was felt that the proposed use would change the character and natural biodiversity of the land, contrary to Green Belt policies within the Epping Forest District Local Plan, and the NPPF, 2019.

Application No: **EPF/2125/20**

Officer: Muhammad Rahman

Applicant: Mr Badi Khorsandyon

Location: **18 Forest Drive, Theydon Bois, Epping CM16 7EY.**

Proposal: Change of use from Sue Generis to A5 takeaway and new shop front.

Return: **Objection.** After a lengthy discussion, the Planning Committee raised objection in relation to the potential for negative impact on resident amenity with respect to those living in close proximity of the site. Details provided of the proposed extractor fan and flue were not considered sufficient to address those concerns, whilst additional factors, such as noise and disturbance during evening opening hours, and the potential for outside seating, were also taken into account.

Application No: **EPF/2130/20**

Officer: David Maguire

Applicant: Mr Neil Leahy

Location: **10 Woodland Way, Theydon Bois, Epping. CM16 7DZ**

Proposal: Single-storey garden room

Return: **Strong Objection.** The size, scale and footprint of the outbuilding were considered excessive, and its overall height and bulk would make it both prominent and overly-dominant when viewed from neighbouring properties.

Application No: **EPF/2276/20**

Officer: Ian Ansell

Applicant: Mr D Burchett

Location: **West Lodge, Coppice Row, Theydon Bois, Epping CM16 7DR**

Proposal: Alterations to existing dwelling

Return: **Strong Objection.** The property is sited within the Green Belt and has previously been extended by over 100%. The further proposal to raise the eaves and roof was not thought complementary to the 'Arts and Crafts' design of the Lodge house, and would result in a form of extension that would be disproportionate in scale to that of the original.

6. To Consider the follow application for a Certificate of Lawful Development:

Application No: **EPF/1940/20**

Officer: David Maguire

Applicant: Mr Hosnan Tiwana

Location: **13 Dukes Avenue, Theydon Bois, Epping CM16 7HG**

Proposal: Certificate of Lawful Development for rear dormer window in loft conversion.

Return: **Objection.** The property was previously a bungalow and has already been extended by a first floor and a new roof. Permitted development rights for further loft conversions are unlikely to be extant. The proposed dormer was also considered to be bulky and would not complement the existing roofscape. A revised, full planning application was recommended.

7. To Consider the following applications for Approval of Details:

Application No: **EPF/2246/20**

Officer: Sophie Ward Bennett

Applicant: Mr Keith Wild

Location: **Piggotts Farm Abridge Road, Theydon Bois, Epping RM4 1TX**

Proposal: Application for Approval of Details Reserved by Conditions 5 "surface water disposal", 9 "External finishes" For EPF/0739/19: Change of use from Agricultural barn to Residential Dwelling.

Return: **Noted**

Application No: **EPF/2254/20**

Officer: Joseph Lynch

Applicant: Mr Keith Wild

Location: **Piggotts Farm Abridge Road, Theydon Bois, Epping RM4 1TX**

Proposal: Application for Approval of Details Reserved by Conditions 6 "assessment of the Risks posed by Contamination", 7 "Verification", and 8 "evidence of potential contamination" For EPF/0739/19: Change of use from Agricultural barn to Residential Dwelling.

Return: **Noted**

8. Clerk's Report:

The Planning Committee's approved response to the Public Consultation on the Government's White Paper 'Planning for the Future' was submitted by email on 28th October 2020.

The Stop Stansted Expansion Campaign emailed the Parish Clerk to advise of a further consultation, to be conducted by Uttlesford District Council ('UDC'), re. major changes to the 'Environmental Statement' for that scheme. Comments to be received by UDC by 23rd November 2020.

There will be a Development Management Forum on Thursday 12th November 2020, with respect to the proposed re-development of the Cottis Lane and Baker's Lane Car Parks in Epping, to be hosted by EFDC on behalf of Qualis. Any Councillors who wish to attend this Zoom meeting should please notify the Clerk.

In addition, EFDC will be hosting a Member Briefing on their new 'Sustainability Guidance' on Tuesday 24th November. Councillors wishing to attend, please also notify the Clerk.

The next meeting of Area Planning Sub-Committee East will take place on Wednesday 25th November 2020.

Recent Planning Decisions:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/1981/20	011169	37 Forest Drive Theydon Bois Epping CM16 7HA	Single storey rear/side/front extension and first floor side extension (Amended application to EPF/1233/20).	FINAL DECISION	29-09-2020	Grant Permission (With Conditions)
EPF/1904/20	004756	74 Dukes Avenue Theydon Bois Epping CM16 7HF	Demolition of existing conservatory and erection of a single storey rear extension.	FINAL DECISION	16-09-2020	Grant Permission (With Conditions)
EPF/1501/20	005358	The Bull Ph Station Approach Theydon Bois Epping CM16 7HR	Grade II listed building consent for proposed erection of illuminated & non-illuminated signs to the exterior of the building.	FINAL DECISION	23-07-2020	Refuse Permission
EPF/1500/20	005358	The Bull Ph Station Approach Theydon Bois Epping CM16 7HR	Various non illuminated, internally and externally illuminated fascia, pole signs and amenity boards, lanterns and LED floodlighting.	FINAL DECISION	23-07-2020	Split Decision

9. To Note: A second public consultation, on revised proposals for re-development of sites in Epping Town, as per Epping Forest District Council's commercial company, Qualis, scheduled over a two week period from 2nd to 13th November 2020. A series of online events will be broadcast during the first week of the consultation. Comments can be submitted via <https://workingtogetherforepping.commonplace.is> Noted.

10. To Note: The issue of new documentation relating to 'Sustainability Guidance', compiled by Epping Forest District Council ('EFDC') to be followed by a 6 week period of consultation, commencing 2nd November 2020 and, additionally, to consider attendance at the Member Briefing to be hosted by EFDC, via Zoom, on Tuesday 24th November 2020.

The 'link' to the documentation was forwarded to all Councillors on the Planning Committee. Cllr Burn will be attending the Member Briefing on 24th November. If any additional Councillors also wish to attend, please contact the Parish Clerk.

11. Any other matters relating to planning without decision.

There was a brief discussion in relation to EFDC's Report in response to the 'ONS 2018-based Household Projections' and the further brief period of consultation on this topic. Having spoken to the Parish Council's original planning consultant, it was decided that the Committee would not forward a formal submission with respect to this Report, but would monitor the outcome of the consultation.

Cllr Gooch closed the meeting at 22.15PM

Signed

Caroline Carroll, Parish Clerk

Date: 24th November 2020

Signed

Cllr Peter Gooch (Chair)

Date: 24th November 2020