

Theydon Bois Parish Council

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

Minutes of Planning Committee Meeting held on Thursday 3rd December 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: Cllr Gooch (Chair), Cllr Burn (Vice Chair), Cllrs: Amos, Blake, Morton & Wood

Apologies for Absence: Cllr Hannibal

Officers Present: Mrs Caroline Carroll

Members of the Public Present: A representative for Theydon Bois Action Group was present at the meeting.

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 19th November 2020 and the minutes of the previous meeting on Thursday 5th November 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. NONE.

5. To consider the following Planning Applications:

Application No: **EPF/2450/20** Officer: Alastair Prince

Applicant: Ms Nwalema

Location: **81 Theydon Park Road, Theydon Bois, Epping CM16 7LS**

Proposal: Single-storey rear extension

Return: No Objection. It was noted that a previous CLD had been submitted with respect to this application, but a full planning application was deemed to be required, due to previous extensions having been constructed.

Application No: **EPF/2457/20** Officer: Muhammad Rahman

Applicant: Mr Lloyd Hicks

Location: **28 Graylands, Theydon Bois, Epping. CM16 7LB**

Proposal: Erection of first floor rear extension

Return: Objection. Whilst the property has already had an extension to the rear, the Committee felt the overall size, depth and bulk of the proposed first floor component did not accord with the architectural design of the original dwelling, and that the flat roof, and choice of materials, would have an industrial appearance not in keeping with neighbouring properties. It was also considered that the height and bulk could have an overbearing impact on the adjacent neighbour and result in over-shadowing of their patio to the rear, due to the orientation of the properties.

Application No: **EPF/2475/20** Officer: Zara Seelig

Applicant: Mr David Morgan

Location: **31 Woburn Avenue, Theydon Bois, Epping CM16 7JR**

Proposal: Demolition of existing ground floor rear conservatory and rear extension. Erection of part single storey and part double storey rear extension.

Return: No objection in principle to a first-floor extension. However, the Planning Committee were confused by the design of the roof of the first-floor component and the potential impact on the adjacent property. The submitted plans did not appear to be sufficient and there was no section drawing from the perspective of No. 33. The Committee, therefore, requested further information in order to forward a Return on this application.

Application No: **EPF/2498/20** Officer: Zara Seelig
Applicant: Mr Geoffrey Eaton
Location: **4 Morgan Crescent, Theydon Bois, Epping, Essex**
Proposal: Two Storey side extension.
Return: No Objection.

6. To Consider the following Prior Approval application:

Application No: **EPF/2546/20** Officer: Graham Courtney
Applicant: Mr Charles Ross
Location: **28 Heath Drive, Theydon Bois, Epping CM16 7HL**
Proposal: An application to determine if Prior Approval is needed for a Larger Home Extension Measuring 4.00 Metres, height to eaves of 2.95 Metres & a maximum height of 3.10 Metres.
Return: No Objection.

7. To Consider the following application for Works to Protected Trees:

Application No: **EPF/2460/20** Officer: Robin Hellier
Applicant: Mr Darren Burchett
Location: **West Lodge, Coppice Row, Theydon Bois, Epping CM16 7DR**
Proposal: TPO/EPF/03/89(Ref: W1) T1: Oak- Reduce spread of Crown (up to 7m high) on house side by up to 2.5m as specified. T2: Oak – Reduce spread of crown (up to 7m high) by up to 3m, as specified. T3: Hornbeam – Reduce spread by up to 4m over lawn, as specified. T6: Hollies – Reduce overhang by approx. 2.5m, as specified.
Return: The Planning Committee expressed concern that no Arboricultural Report has been submitted with the application and, whilst they would be led by the Officer's recommendation, it was noted that some of the trees appear to lie outside the site and that the work would seem to be fairly extensive.

8. To Consider the following application for the Approval of Details:

Application No: **EPF/2439/20** Officer: Ian Ansell
Applicant: Mr Keith Wild
Location: **Piggotts Farm, Abridge Road, Theydon Bois, Epping RM14 1TX**
Proposal: Application for approval of details reserved by condition 3 "The development shall not begin until the developer has received written notification of the approval of the Local Planning Authority under Regulation 77 of the Conservation of Habitats and Species Regulations 2017" on planning approval EPF/0739/19 (Prior Notification Application for Change of use from no. 1 agricultural barn to 1 no. residential dwelling (C3).
Return: Noted.

9. Clerks Report:

To note that the recent application, for Change of Use to a take-away, at No 18 Forest Drive, has been Withdrawn by the applicant.

10. To receive a Short Report on the Member Briefing, held on 24th November 2020, re. Epping Forest District Council's new 'Sustainability Guidance'. Public Consultation on this Supplementary Planning Documentation runs until 14th December 2020.

Cllr Burn attended the Member Briefing, hosted by Epping Forest District Council ('EFDC'), and provided a Short Report, as follows:

Epping Forest District is said to have a carbon emission contribution of 2,048 CO₂ (kt) across all industries (as per data from 2017). The two leading contributors are: (a) On-road Vehicles, and (b) Residential Housing (which together equate to just under 80% of all emissions). The purpose of the 'Sustainability Guidance' is to support consideration of planning proposals by providing practical and technical guidance on the Sustainability Policies to be included within the New Epping Forest District Local Plan (2011-2033), and to provide guidance on how the key principles of sustainability (environmental, social and economic) will be applied with respect to all new residential, and non-residential development across the District.

The Guidance is intended to be accessible to all residents, applicants, agents, Local Authority officers, local and District Councillors, and the Quality Review Panel. There will be a suite of three Supplementary Planning Documents, being: 'Major Developments' (10+ units), 'Minor Developments' (up to 9 units) and 'Refurbishment and Extensions'. Consultation on the latter document will follow in Spring 2021.

With respect to the public consultation so far, the Youth Council of EFDC highlighted the prime importance of the proximity of new homes to publically-accessible green spaces. After the present 6 week consultation, the revised documentation will be put before EFDC's Cabinet for endorsement as a material planning consideration.

11. To Note: The publication, on EFDC's Local Plan website, of the responses to the short consultation re. EFDC's Report in response to the 'ONS 2018-Based Household Projections', as submitted to the Planning Inspectorate. <https://www.efdclocalplan.org/local-plan/consultation-on-2018-household-projections/>. NOTED.

Recent Planning Decisions: 20th November to 3rd December 2020:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2288/20	030829	22 Morgan Crescent Theydon Bois Epping CM16 7DX	Demolition of existing conservatory, garage and garden store. The erection of a single storey rear extension and open porch.	FINAL DECISION	26-10-2020	Grant Permission (With Conditions)
EPF/2276/20	004807	West Lodge Coppice Row Theydon Bois Epping CM16 7DR	Proposed alterations to existing dwelling.	FINAL DECISION	23-10-2020	Refuse Permission (Householder)
EPF/1940/20	002952	13 Dukes Avenue Theydon Bois Epping CM16 7HG	Certificate of Lawful Development for a proposed rear dormer window in connection with a loft conversion.	FINAL DECISION	21-10-2020	Not Lawful
EPF/1895/20	000067	13 Woodland Way Theydon Bois Epping CM16 7DY	Two storey side and rear extension.	FINAL DECISION	13-10-2020	Grant Permission (With Conditions)
EPF/1365/20	012532	27 Blackacre Road Theydon Bois Epping CM16 7LT	Proposed two storey front, side and rear extensions. New first floor & roof structure with new windows.	FINAL DECISION	06-07-2020	Grant Permission (With Conditions)

12. Any Other Matters relating to Planning, without decision:

It was decided that future meetings of the Planning Committee will start at 7.30 pm, for a trial period initially.

The Parish Council had been approached by the agent for No.1 Theydon Hall Cottages against which was an open enforcement case. Cllr Gooch updated the Committee on the current position following a phone conversation with the agent.

Cllr Gooch closed the meeting at 21.34

Signed Caroline Carroll, Clerk to the Council Date: 3rd December 2020

Signed: Cllr Peter Gooch (Chairman) Date: 17th December 2020