

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 17th December, 2020 at 7.30 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.

Apologies for Absence: Cllr Wood

Officers Present: Mrs Julia Gale, Assistant Parish Clerk

Members of the Public Present: None.

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 3rd December 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.

5. To consider the following Planning Applications:

Application No: **EPF/2637/20** Officer: Brendan Meade RETURN: 21st December 2020

Applicant: Mr Harrison Smith

Location: **51 Hornbeam Road, Theydon Bois, Epping CM16 7JU**

Proposal: Demolition of existing conservatory and erection of a single storey rear extension.

Return: **No Objection.**

Cllr Blake joined the meeting at 19.47.

Application No: **EPF/2665/20** Officer: Alastair Prince RETURN: 28th December 2020

Applicant: Mr Philip Nicholson

Location: **1A Heath Drive, Theydon Bois, Epping CM16 7HL**

Proposal: Proposed demolition of a conservatory & erection of a single storey rear extension & a raised patio

Return: **No Objection.** However, the Committee noted that there is a first-floor aspect to this extension as well.

Application No: EPF/2680/20

Officer: Brendan Meade

RETURN: 28th December 2020

Applicant: Mr James Oliver

Location: **Sunnycroft, Loughton Lane, Theydon Bois, Epping CM16 7JY**

Proposal: Proposed loft conversion, raising the ridge of the existing bungalow. Demolition of part of the existing garage and a proposed front and rear extension including Juliet balcony

Return: **No Objection, subject to Conditions to retain the design of the hipped roofscape.** (In the light of the previous appeal decision, it was suggested that Permitted Development Rights be removed under Schedule 2, Part 1, Class A (AA) and Class B, as per the earlier grant under EPF/0579/18).

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

Application No: EPF/2667/20

Officer: Alastair Prince

RETURN: 28th December 2020

Applicant: Mr Don Benton

Location: **42 Purlieu Way, Theydon Bois, Epping CM16 7EH**

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, and extension to dormer in connection with a loft conversion.

Return: **No Objection.** (The Committee would have preferred to see the hip roof retained, but the adjoining property already has a similar-style loft conversion. The Planning Officer was also requested to check the volumes as these were not provided on the plans).

7. To Consider the following Prior Notification application:

Application No: EPF/2684/20

Officer: Graham Courtney

RETURN: 21st December 2020

Applicant: Mr Don Benton

Location: **42 Purlieu Way, Theydon Bois, Epping CM16 7EH**

Proposal: Prior approval for a 4.20 metre deep single storey rear extension, height to eaves 2.70 metres and overall height of 3.50 metres.

Return: **Noted.**

6. Clerk's Report

1. EFDC are in receipt of an appeal regarding: EPF/0294/20 - 1 Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping, CM16 7NP. (Final date for comments: 14th January 2021).

2. Update on the Epping Forest District New Local Plan (2011-2033):

EFDC are hoping to publish the 'Interim Air Quality Mitigation Strategy' on their website next week, subject to Member approval, and are also aiming to place the revised 'Green Infrastructure Strategy' before Cabinet in February 2021.

3. Received from EFDC Street Naming & Numbering:

Re. a residential property, being Land to the rear of 33 Piercing Hill, Theydon Bois (Planning Application: EPF/0031/20). The property resulting from the re-development of the former coach house has been allocated a postal address as follows. Plot: Land rear of 33 Piercing Hill Address: Winterfell, 34A Piercing Hill, Theydon Bois, Epping, CM16 7JW.

Planning Applications decided between 4th December and 17th December 2020:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2940/20	017095	18 Purlieu Way Theydon Bois Epping CM16 7ED	Prior approval for a 5.30 metre deep single storey rear extension, height to eaves 2.95 metres and overall height of 3.00 metres.	FINAL DECISION	16-12-2020	Not Lawful
EPF/2546/20	018681	28 Heath Drive Theydon Bois Epping CM16 7HL	An application to determine if Prior Approval is required for a Larger Home Extension measuring 4.00 metres, height to eaves of 2.95 metres & a maximum height of 3.10 metres.	FINAL DECISION	11-11-2020	Prior Approval Not Required
EPF/2403/20	008666	36A Piercing Hill Theydon Bois Epping CM16 7JW	Extension to ground floor, formation of new rear balcony and alterations to balustrading on side balcony, and alterations to openings including rooflights to front (amendments to previously approved works including revised elevations, balcony screens and roof lights to house and garage).	FINAL DECISION	04-11-2020	Grant Permission (With Conditions)

9. To Consider submitting a response to the recent Appeal relating to ‘Land between Ashdene and The Heve (‘The Magpies’), Theydon Park Road (EPF/2871/19). Final date for comments: 6th January 2021

Cllr Burn will review the original Return on this application, and the Appeal Statement. Cllr Gooch will decide whether a further response to the Planning Inspectorate is appropriate.

10. Any other matters relating to planning without decision.

1 Theydon Hall Cottages, Abridge Road, Theydon Bois, Essex. EPF/0294/20. Cllr Gooch updated the Committee on the receipt of the Planning Appeal.

Property in Forest Drive, Theydon Bois: Cllr Hannibal thought the brick pillars may have been reduced by two bricks. Cllr Gooch advised he will check the wall against the details recorded previously. In reply to a separate enquiry, Cllr Gooch advised he is still to ascertain measurements of gates in Hill Road.

Cllr Gooch Closed the meeting Closed at 20.45.

Signed Cllr Peter Gooch. 7th January 2021