

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 7th January, 2021 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 & Morton.

Apologies for Absence: Cllrs Hannibal and Wood.

Officers Present: Mrs Julia Gale, Assistant Parish Clerk

Members of the Public Present: Two.

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 17th 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 ('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, and from a resident regarding the application at 20 Elizabeth Drive. One member of the public registered to speak and made representations under item 5.

5. To consider the following Planning Applications:

Application No: **EPF/2585/20** Officer: Alastair Prince RETURN: 11th January 2021

Applicant: Mr John Hinton

Location: **20 Elizabeth Drive, Theydon Bois, Epping. CM16 7HJ**

Proposal: Retrospective application for the erection of a single-storey garden room

The Applicant addressed the meeting to advise that they wish to build a new garden room, to include an indoor golf training facility, and that they will be putting extensive insulation and sound proofing into the building.

Return: **No Objection, Subject to Conditions:** (a) that the garden room will be used solely for purposes incidental to the use of the dwelling house, and (b) the fitting of appropriate acoustic noise insulation.

Application No: **EPF/2365/20** Officer: Brendan Meade RETURN: 11th January 2021

Applicant: Mr and Mrs C Cooper

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

Proposal: Proposed single-storey and rear terrace extension

Return: **No Objection.** However, the Committee noted the observations from the Tree Officer and would concur that we would like to see replacement trees planted within the site.

Application No: **EPF/2735/20** Officer: Brendan Meade RETURN: 11th January 2021
Applicant: Mr Richard Turner
Location: **65 Woodland Way, Theydon Bois, Epping. CM16 7DY**
Proposal: Single-storey rear extension
Decision: **No Objection.**

Application No: **EPF/2792/20** Officer: Alastair Prince RETURN: 11th January 2021
Applicant: Mr Keith Sambridge
Location: **42 Forest Drive, Theydon Bois, Epping. CM16 7EZ**
Proposal: Extension to the rear of the existing roof to provide increased accommodation at first floor
(Revised application to EPF/0563/20).

Return: **Strong Objection.** The Planning Committee considered the application in the light of the plan history and the previous application (which had been refused). The property is one of a row of six bungalows with a steep high-pitched roof of a distinctive design. It was felt that the proposal to increase the depth and bulk of the main roof would not complement the characteristic roofscape, whilst appearing top-heavy and clearly visible within the streetscene.

Application No: **EPF/2822/20** Officer: David Maguire RETURN: 11th January 2021
Applicant: Mr Neil Leahy
Location: **10 Woodland Way, Theydon Bois, Epping. CM16 7DZ**
Proposal: Proposed single-storey garden room (Revised application to EPF/2310/20)
Return: **No Objection - Subject to the Condition** that the garden room will be used solely for purposes incidental to the use of the dwelling house.

Application No: **EPF/2869/20** Officer: Marie-Claire Tovey RETURN: 11th January 2021
Applicant: Mr Ross Smith
Location: **Hogarth, Loughton Lane, Theydon Bois, Epping. CM16 7JZ**
Proposal: Proposed front gate and railings.
Return: **Strong Objection.** The property forms part of a ribbon development on the edge of settlement, facing onto the Deer Sanctuary. Most of the front boundary treatments in this row comprise hedging, or significant areas of planting, and there are no examples of high brick walls or railings in the locality. It was felt that the proposal would sit in stark contrast to the existing natural green and verdant street frontage, and therefore set an unwanted precedent in this semi-rural area.

Application No: **EPF/2871/20** Officer: Caroline Brown RETURN: 18TH January 2021
Applicant: Mr and Mrs C Christodoulou
Location: **2A Green Glade, Theydon Bois, Essex CM16 7LY**
Proposal: Demolish existing shed and erect new outbuilding.
Return: **No Objection - Subject to the Condition** that the new outbuilding will be used solely for purposes incidental to the use of the dwelling house.

Application No: **EPF/2893/20** Officer: Muhammad Rahman RETURN: 18TH January 2021
Applicant: Mr Sam Leighton
Location: **14 Hill Road, Theydon Bois, Essex CM16 7LX**
Proposal: Demolish existing conservatory, construct new rear and side extension, and alterations to existing side entrance.
Return: **No Objection.**

6. To Note the decision with respect to the following Prior Approval application:

Application No: **EPF/2940/20**

Officer: Graham Courtney

RETURN: N/A

Applicant: Mr Radek Nespar

Location: **18 Purlieu Way, Theydon Bois. Epping. CM16 7ED**

Proposal: Prior approval for a 5.30m deep single-storey rear extension, height to eaves 2.95m and overall height of 3.00m.

Decision by EFDC: Not Lawful

7. Clerk's Report.

The Planning Committee noted that an Appeal, with respect to development at 19 Blackacre Road, has been allowed, with costs awarded against the Local Authority. Cllr Gooch will give consideration to EFDC's defence of this appeal and decide on any further correspondence.

Recent Planning Decisions: 18th December 2020 to 7th January 2021:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2684/20	026552	42 Purlieu Way Theydon Bois Epping CM16 7EH	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.	FINAL DECISION	26-11-2020	Prior Approval Not Required
EPF/2498/20	017235	4 Morgan Crescent Theydon Bois Epping Essex	Two storey side extension.	FINAL DECISION	13-11-2020	Grant Permission (With Conditions)
EPF/2475/20	004434	31 Woburn Avenue Theydon Bois Epping CM16 7JR	Demolition of existing ground floor level rear conservatory and rear extension. Erection of part single storey and part double storey rear extension.	FINAL DECISION	12-11-2020	Refuse Permission (Householder)
EPF/2457/20	012434	28 Graylands Theydon Bois Epping CM16 7LB	Erection of a first floor rear extension.	FINAL DECISION	11-11-2020	Refuse Permission (Householder)
EPF/2450/20	015838	81 Theydon Park Road Theydon Bois Epping CM16 7LS	Proposed single storey rear extension.	FINAL DECISION	09-11-2020	Grant Permission (With Conditions)

8. To Note: Cllr Burn reported that EFDC's 'Interim Air Quality Mitigation Strategy' has been called before EFDC's Overview and Scrutiny Committee, on Thursday 7th January 2021 (today). The Planning Committee noted this 'Interim Strategy' would endeavour to offset the impact of Air Pollution on the Epping Forest SAC by raising financial contributions from developers, with a view to instigating a Clean Air Zone (around High Beech and the Wake Arms) by 2025. All new dwellings will also need to be fitted with electric vehicle charging points. The proposals would not appear to have any direct bearing on the strategic allocation of new development within the southern part of the District, as may have been anticipated as part of the mitigation strategy.

The Planning Committee will continue to monitor the progress of this 'Interim Strategy' at the time of the Main Modifications to the New Local Plan, and take into consideration any impact on residents in Theydon Bois from the possible implementation of a Clean Air Zone.

9. Any Other Matters relating to Planning without decision. None.

Cllr Gooch closed the meeting at 9.25pm.

Signed Peter Gooch(Chair)

Date: 21st January 2021