

Theydon Bois Parish Council

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER

Clerk to the Council – Mrs Caroline Carroll

Planning Clerk – Mrs Jane Sounes

Minutes of Planning Committee Meeting held on Thursday 21st 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, Hannibal, Morton and Wood.

Apologies for Absence: None

Officers Present: Caroline Carroll & Jane Sounes

Members of the Public Present: None.

Cllr Gooch welcomed the new Planning Clerk, Jane Sounes, to the meeting.

1. Apologies for Absence: As above. None

2. Confirmation of Minutes of the Meeting held on Thursday 7th January 2021. 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 Gooch declared a personal and prejudicial interest in 50 Blackacre Road, as he is a neighbour to the application site. Therefore, he took no part in the discussion, nor in the decision made by the Committee. Cllr Burn (Vice Chair) chaired this item.

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/0103/21**

Officer: Zara Seelig

Applicant: Boweles

Location: **62 Hornbeam Road, Theydon Bois, CM16 7JX**

Proposal: Two storey side extension including garage conversion. (NB: This is a duplicate of the application previously registered under **EPF/2757/20**, but we have been requested to reference the EPF no. above, due to problems with the iPlan system).

Return: **No Objection**

Application No: **EPF/2772/20**

Officer: Caroline Brown

Applicant: Mr & Mrs Lord

Location: **50 Blackacre, Theydon Bois Epping, CM16 7LU**

Proposal: Proposal for demolition of the existing garage, new two storey front and side extensions, front rooflights, rear basement and single storey extensions with rooflights, raising the ridge and eaves with a new

roof structure to accommodate a new loft conversion with one rear dormer, a new single-storey garage, and roof light to rear of main roof (Revised application to EPF/0753/20).

Return: **No Objection, Subject to the following Conditions:** To be carried out and retained strictly in accordance with approved plans, removal of appropriate permitted development rights, implementation and retention of the privacy screen on the patio adjacent to No.52, approval of types and colours of materials, approval of levels.

6. To Consider the follow application for the Approval of Conditions:

Application No: **EPF/3010/20** Officer: Sophie Ward Bennett

Applicant: Mr Docker

Location: **Rear of 33 Piercing Hill, Theydon Bois, CM16 7JW**

Proposal: Application for Approval of Details Reserved by Condition 6: 'Hard and Soft Landscaping' on EPF/3296/16 (Renovation of existing former coach house with extension to form a single family dwelling. Amended application to EPF/2037/16).

Return: **Noted. No Objection.** The Committee would wish to see that the evergreen hedge to the front boundary is permanently retained, given the Green Belt location.

7. Clerk's Report

- The Planning Committee submitted a response to a recent appeal on a site adjacent to Theydon Hall Cottages, Abridge Road, in relation to an application for the stationing of a mobile home, decking and outbuilding on a Green Belt field, which was previously refused by Epping Forest District Council ('EFDC').
- Emailed correspondence was received from one of our local Tree Wardens, with respect to damage to hedgerow along Station Hill, which has been reported to the Landscape Team at EFDC. The preservation of this hedgerow is covered by a blanket TPO.
- In addition, concern has also been raised with respect to building works being carried out on a site in Hornbeam Road, adjacent to a TPO'd oak tree. Further observations and enquires to be made.
- A member of the public, who enquired with respect to the replacement of a septic tank, was referred to the Environmental Health Department at EFDC.
- A recent application for a first-floor rear extension at 51 Coppice Row has been granted by the District Development Management Committee at EFDC.
- Cllrs Blake and Burn attended a Planning Training Seminar on Wednesday, hosted by the Essex Association of Local Councils.

Recent Planning Decisions: 7th January to 20th January 2021:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2585/20	022234	20 Elizabeth Drive Theydon Bois Epping CM16 7HJ	Retrospective application for the erection of a single storey garden room.	FINAL DECISION	08-12-2020	Grant Permission (With Conditions)
EPF/2735/20	016496	65 Woodland Way Theydon Bois Epping CM16 7DY	Single storey rear extension.	FINAL DECISION	07-12-2020	Grant Permission (With Conditions)
EPF/2680/20	008673	Sunnycroft Loughton Lane Theydon Bois Epping CM16 7JY	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.	FINAL DECISION	01-12-2020	Grant Permission (With Conditions)
EPF/2637/20	017274	51 Hornbeam Road Theydon Bois Epping CM16 7JU	Demolition of existing conservatory and erection of single storey rear extension.	FINAL DECISION	26-11-2020	Grant Permission (With Conditions)
EPF/2460/20	004807	West Lodge Coppice Row Theydon Bois Epping CM16 7DR	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.	FINAL DECISION	11-11-2020	Grant Permission (With Conditions)
EPF/2402/20	014407	49 Theydon Park Road Theydon Bois Epping CM16 7LR	TPO/EPF/23/89 G1: Conifers & Yew - Fell.	FINAL DECISION	04-11-2020	Grant Permission (With Conditions)

8. To Note: The recent registration of Planning Applications relating to proposals by Qualis Group with respect to the redevelopment of: Bakers Lane Car Park (EPF/2924/20) and Cottis Lane Car Park

(EPF/2925/20) in Epping Town Centre. The public consultation period runs until 19th January 2021.

The Planning Committee viewed the revised plans for Qualis' proposal for the Cottis Lane Car Park, Epping, which were observed to be substantially different from the design of those exhibited during the two public consultation periods in autumn 2020. Cllr Gooch recommended that an item be included on the Agenda for the Full Council meeting on 28th January 2021, to see if District Councillors could provide any explanation.

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

Cllr Burn mentioned that EFDC's 'Interim Air Pollution Mitigation Strategy' was reviewed by the 'Overview and Scrutiny Committee' but will now be discussed further at an Extraordinary Meeting of EFDC's Full Council. This Strategy includes the potential for a Clear Air Zone ('CAZ') on roads around, and leading to, the Wake Arms roundabout.

Cllr Gooch Closed the meeting at 8.50 PM

Signed Cllr Peter Gooch (Chairman)

4th February 2021