

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 4th February 2021 at 7.30pm

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: Jane Sounes

Members of the Public Present: Two

1. Apologies for Absence: As above. None

2. Confirmation of Minutes of the Meeting held on Thursday 21st 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 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 regards to items on the Agenda.

Written Representations were received from TB&DRPS.

A member of the public present had registered intention to speak regarding application EPF/2982/20.

5. To consider the following Planning Applications:

Application No: **EPF/2982/20**

Officer: Muhammad Rahman

Applicant: Mr Badi Khorsandyon

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

Proposal: Proposed change of use from Sui Generis to Class E.

Return: **Objection.** The Committee felt that change of use from Sui Generis to Class E would confer too much scope for potential changes of use in the future – as afforded by the wider provisions of Class E – without requiring further planning permission. A previous proposal for a restaurant, some years ago, had been refused (whilst that for a ‘take-away’ was recently withdrawn) and concerns were raised that some of the potential future uses, under Class E, could result in a detrimental impact on neighbour amenity and on the locality.

Application No: **EPF/3032/20**

Officer: Muhammad Rahman

Applicant: Mr Damien Muretti

Location: **12 Baldocks Road, Theydon Bois, Epping, CM16 7EB**

Proposal: Rear second storey infill extension.

Return: **No Objection.** The Committee found no objection due to this application being considered in conjunction with application EPF/3035/20 – being a two storey second side and rear extension at co-joined property 10 Baldocks Road – registered by the same applicant. The effect of both design applications being that each of these two properties will mirror the other.

Application No: **EPF/3035/20**

Officer: Muhammad Rahman

Applicant: Mr Damien Muretti

Location: **10 Baldocks Road, Theydon Bois, Epping, CM16 7EB**

Proposal: Two storey side and rear extension.

Return: **No Objection.** The Committee considered this application in conjunction with application EPF/3032/20 – being a rear second storey infill extension at 12 Baldocks Road – registered by the same applicant. The effect of both design applications being that each of these two properties will respect the original features of the front façade and mirror the other.

Application No: **EPF/3040/20**

Officer: David Maguire

Applicant: Mr Hosnan Tiwana

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

Proposal: Single storey rear conservatory extension.

Return: **No Objection.** Whilst the Planning Committee had no objection in principle to this application, it was not able to ascertain how far back from the rear of the property the new extension would extend into the back garden of 13 Dukes Avenue. The Committee requested that the Planning Officer be asked to undertake an appraisal of any impact on neighbouring properties 11 Dukes Avenue and 15 Dukes Avenue.

Application No: **EPF/3041/20**

Officer: David Maguire

Applicant: Mr Hosnan Tiwana

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

Proposal: Double hip to gable roof alteration (both sides) and rear dormer including Juliet balcony.

Return: **No Objection.** Whilst the Planning Committee had no objection in principle to this application, it had concerns about the possibility of the proposed rear dormer too prominently overlooking the rear gardens of 11 Dukes Avenue and or 15 Dukes Avenue, since land to the rear of 13 Dukes Avenue and neighbouring properties appears to rise steeply. The Committee requested that the Planning Officer be asked to undertake an appraisal of possible impact on adjacent neighbour amenity.

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

Application No: **EPF/2979/20**

Officer: David Maguire

Applicant: Mr Ben Hughes

Location: **20 Orchard Drive, Theydon Bois, Epping, CM16 7DJ**

Proposal: Application for a Lawful Development certificate for an existing single-storey rear extension.

Return: **Noted.**

7. Clerk's Report

- Cllr Gooch spoke at the EFDC's Area Planning Sub-Committee East meeting on Wednesday 3rd February 2021 in relation to EPF/0659/20, being 'Land lying to the south of Coppice Row' (within the Deer Sanctuary). The planning application was Granted, with Conditions.
- The Parish Office received an email from Anderson Design & Build stating that they intend to send out a promotional leaflet to local residents, with respect to potential development plans for Land at Forest Drive.
- The Planning Application for permission to construct front gates and railings at Hogarth, Loughton Lane (EPF/2869/20) has been withdrawn.
- The Enforcement team at Epping Forest District Council ('EFDC') has confirmed that a reported planning breach, with respect to the hedgerow at Station Hill, Theydon Bois, will be investigated.

- EFDC has produced a set of online Frequently Asked Questions (FAQs) which explain the importance of the 'Interim Air Pollution Mitigation Strategy' and its relationship to the determination of planning applications and the emerging New Local Plan.

Recent Planning Decisions: 21st January to 3rd February 2021:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2893/20	020221	14 Hill Road Theydon Bois Epping CM16 7LX	Demolish existing conservatory, construct new rear and side extension and alterations to existing side extension.	FINAL DECISION	22-12-2020	Grant Permission (With Conditions)
EPF/2871/20	030892	2 A Green Glade Theydon Bois Epping CM16 7LY	Demolish existing shed and erect new outbuilding-Retrospective.	FINAL DECISION	21-12-2020	Grant Permission (With Conditions)
EPF/2822/20	007517	10 Woodland Way Theydon Bois Epping CM16 7DZ	Proposed single storey garden room. (Revised application to EPF/2822/20).	FINAL DECISION	16-12-2020	Grant Permission (With Conditions)
EPF/2365/20	014407	49 Theydon Park Road Theydon Bois Epping CM16 7LR	Proposed single storey and rear terrace extension.	FINAL DECISION	14-12-2020	Grant Permission (With Conditions)
EPF/2792/20	023427	42 Forest Drive Theydon Bois Epping CM16 7EZ	Extension to the rear of the existing roof to provide increased accommodation at first floor (Revised application to EPF/0563/20).	FINAL DECISION	11-12-2020	Refuse Permission (Householder)
EPF/2665/20	009920	1A Heath Drive Theydon Bois Epping CM16 7HL	Demolition of rear conservatory and erection of part single, part two storey rear extension with raised patio.	FINAL DECISION	30-11-2020	Grant Permission (With Conditions)
EPF/2007/20	003626	Highbury Cottage 51 Coppice Row Theydon Bois Epping CM16 7DL	Rear first floor infill to extend existing bedroom.	FINAL DECISION	01-10-2020	Grant Permission (With Conditions)

8. To Note: Epping Forest District Council's 'Interim Air Pollution Mitigation Strategy'

Cllr Burn noted that, further to EFDC's 'Overview and Scrutiny' Committee meeting (held on 7th January 2021) at which the Council's 'Interim Air Pollution Mitigation Strategy' was initially approved, an Extraordinary Full Council Meeting of EFDC, called by District Councillors who had expressed concern re. the implementation of a Clean Air Zone, is scheduled to take place on Monday 8th February 2021 at 7pm. The meeting will be webcast live.

9. Any Other Matters relating to Planning, without decision. Cllr Gooch raised two matters for discussion:

Epping Forest car park charging

The Epping Forest and Commons Committee is introducing car parking charges in some Epping Forest car parks from Spring 2021. The City of London Corporation is consulting on further options for Epping Forest car park charging until 15th February 2021. It was agreed that Cllr Gooch would submit a response on behalf of Theydon Bois Parish Council, expressing concerns about the significant potential impact on residents caused by increased volumes of visitors to the Forest using cars who may choose to park in roads in and around the village rather than incur car parking charges.

Land at Forest Drive – proposed development by Anderson Design & Build Ltd

Cllr Gooch advised the Committee that the Planning Department at EFDC has confirmed it is in pre-application discussions with Anderson Design & Build Ltd concerning proposed development of EFDC's New Local Plan (Submission Version, 2017) allocated site 'THYB.R1 - Land at Forest Drive'. The Committee felt that it would be premature at this stage for Theydon Bois Parish Council to engage with Anderson Design & Build Ltd to discuss its proposals for this site.

Cllr Gooch closed the meeting at 9.50pm

Signed Cllr Peter Gooch (Chairman)

18th February 2021