

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 18th 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: Three

1. Apologies for Absence: As above. None

2. Confirmation of Minutes of the Meeting held on Thursday 4th February 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.

Written Representations were received from three members of the public regarding application EPF/0028/21.

A member of the public present had registered intention to speak regarding application EPF/0028/21.

5. To consider the following Planning Applications:

Application No: **EPF/0028/21** Officer: Muhammad Rahman RETURN: 22nd February 2021

Applicant: Mr J Bown

Location: **Bushwood, Sidney Road, Theydon Bois, Epping CM16 7DT**

Proposal: Replacement dwelling comprising the demolition of an existing detached chalet bungalow and development of a three storey detached house.

Return: **Objection.** The Committee felt that the proposal was of inappropriate bulk, mass and scale in the context of its location, would be overbearing and dominant, and would fail to respect its position in the streetscene and its border with the adjacent Green Belt land.

Application No: **EPF/0101/21** Officer: Brendan Meade RETURN: 1st March 2021

Applicant: Chillmaid

Location: **97 Coppice Row, Theydon Bois, Epping, CM16 7DW**

Proposal: Proposed rear extension and part conversion of existing garage to create utility /boot room, and minor internal alterations.

Return: **No Objection.**

Application No: **EPF/0111/21** Officer: Brendan Meade RETURN: 1st March 2021
 Applicant: Mr & Mrs Smith
 Location: **The Pond House, Poplar Row, Theydon Bois, Epping, CM16 7NB**
 Proposal Single storey rear extension, first floor rear extension and first floor side extension.
 Return: **Deferred until the next Planning Meeting, 4th March 2021.**

Application No: **EPF/0126/21** Officer: David Maguire RETURN: 1st March 2021
 Applicant: Mr Radek Nesper
 Location: **18 Purlieu Way, Theydon Bois, Epping, CM16 7ED**
 Proposal: Single storey rear extension.
 Return: **No Objection.**

6. Planning Clerk's Report.

- The Parish Clerk wrote to Paul Thomson, Superintendent of Epping Forest, on 15th February 2021, expressing Parish Council concerns regarding Epping Forest Management Committee plans to introduce car parking charges in Forest car parks.
- The EFDC Planning Officer for EPF/2982/20 (being 18 Forest Drive: Proposed change of use from Sui Generis to use Class E - Commercial, Business and Service) wrote to the Parish Council on 3rd February 2021 (this arriving by email 18th February) advising that, following concerns raised by the Planning Committee, a condition will be added as part of the grant, restricting the sale of food on the premises.

The Committee agreed that the Planning Clerk would ask the Planning Officer for the full wording of the proposed condition, for consideration at the Planning Meeting on 4th March 2021.
- The Planning Clerk attended a Planning Briefing (Training Session) on Tuesday 9th February hosted by the Essex Association of Local Councils.

Recent Planning Decisions: 4th February to 17th February 2021:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/3041/20	002952	13 Dukes Avenue Theydon Bois Epping CM16 7HG	Double hip to gable roof alteration (both sides) and rear dormer including Juliet balcony.	FINAL DECISION	18-01-2021	Refuse Permission (Householder)
EPF/3040/20	002952	13 Dukes Avenue Theydon Bois Epping CM16 7HG	Single storey rear conservatory extension.	FINAL DECISION	18-01-2021	Refuse Permission (Householder)
EPF/3035/20	011166	10 Baldocks Road Theydon Bois Epping CM16 7EB	Two storey side and rear extension	FINAL DECISION	15-01-2021	Grant Permission (With Conditions)
EPF/0103/21	017744	62 Hornbeam Road Theydon Bois Epping CM16 7JX	Proposed two storey side extension including garage conversion. ((This application is a duplicate of EPF/2757/20 please use this new reference to view plans on the website)	FINAL DECISION	14-01-2021	Grant Permission (With Conditions)
EPF/3032/20	030443	12 Baldocks Road Theydon Bois Epping CM16 7EB	Rear second storey infill extension.	FINAL DECISION	14-01-2021	Grant Permission (With Conditions)
EPF/2772/20	001505	50 Blackacre Road Theydon Bois Epping CM16 7LU	Replacement garage and patio with 1.8m high obscure glazed screen panel, basement, two storey front and side extensions, single storey extension with rooflights, raising the main roof height to accommodate a loft conversion with a rear dormer, front rooflights, new openings and other minor alterations (Revised application to EPF/0753/20)	FINAL DECISION	08-01-2021	Grant Permission (With Conditions)
EPF/0659/20	004808	Land lying to the South of Coppice Row, Theydon Bois CM16 7DR	a) Construction of a reinforced grass / concrete block spillway to the earth embankment dam b) A permanent lowering of water levels in the lake, to mitigate leakage issues c) Regrading the varying dam crest levels to a common datum, with construction of a gravel emergency access track along the dam crest to include geogrid reinforcement so as to form a root protection platform for construction and future maintenance vehicles. d) Construction of an approx 700m long gravel haul road through the site, for the purposes of construction access and future maintenance access to the dam.	FINAL DECISION	15-10-2020	Grant Permission (with Conditions)

7. To Note: Epping Forest District New Local Plan (2011-2033): (a) The Planning Inspector, Mrs Louise Phillips. advised on 8th February 2021 that progress is being made in finalising the Main Modifications with Epping Forest District Council (EFDC) and that further information will be provided shortly, and (b) Following the Extraordinary Council meeting of EFDC on 8th February 2021, it was announced that the Cabinet Member for Planning and Sustainability will form a cross-party Portfolio Holder Advisory Group with respect to EFDC's 'Interim Air Pollution Mitigation Strategy'. This Group will look at various initiatives, with the objective of removing the need for the implementation of a Clean Air Zone in 2025.

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

(a) Resident concerns relating to planning applications

Cllr Gooch noted two communications received from an anonymous source regarding the erection of an outbuilding in the back garden of a property within the village. Planning permission for this proposal had been granted by EFDC, and Cllr Gooch observed that the Parish Council had not been aware of any neighbour concerns at the time when it considered the application. The letter that EFDC Planning Services sends to neighbours who may be affected by planning application proposals does clearly encourage recipients to make the Parish Council aware of any concerns they may have.

(b) Old Foresters Site – Station Hill

Following on from the recent reported planning breach with respect to damage to the hedgerow at Station Hill, currently under investigation by the Enforcement Team at EFDC, Cllr Gooch advised that two large metal containers had been deposited at the Old Foresters site, with landowner permission but without planning permission. The landowner has been given seven days’ notice to remove the containers, after which time an EFDC Enforcement Notice will be issued. Cllr Gooch noted that the Right of Way to the Old Foresters Site is held by the landowner in conjunction with Transport for London and that the latter are appraised of the current situation.

Cllr Gooch closed the meeting at 9.02 pm.

Signed Cllr Peter Gooch (Chairman)

4th March 2021