

# 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 4<sup>th</sup> March 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](mailto: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 18<sup>th</sup> 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 one member of the public regarding application EPF/3033/20 and from one member of the public regarding applications EPF/0162/21 and EPF/0217/21.
- Members of the public present had registered intention to speak regarding applications EPF/0028/21 and EPF/0111/21.

To make the best use of time for members of the public present, it was agreed to change the order of the Agenda and consider Item 6 before Agenda Item 5.

**6. To consider Re-consultation of a Planning Application:**

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

Officer: Muhammad Rahman RETURN: 8<sup>th</sup> March 2021

Applicant: Mr Badi Khorsandyon

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

Proposal: Proposed change of use from Sui Generis to Class E. (Re-consultation: Condition to be added preventing the sale of food on the premises).

Return: **No Objection: Subject to the inclusion of the Condition mentioned above.**

**5. To consider the following Planning Applications:**

Application No: **EPF/3033/20**

Officer: Caroline Brown

RETURN: 8<sup>th</sup> March 2021

Applicant: Henry Fordham

Location: **Theydon Towers, Theydon Road, Theydon Bois, Epping, CM16 7EF**

Proposal: New hard wood entrance gates to existing boundary wall and existing brickwork boundary wall and piers to receive copings and headstones.

Return: **No Objection.** The Committee did not find grounds for objection but felt the loss of the iron railing gates was regrettable since these afford a partial street scene view of this 19<sup>th</sup> century mansion which features on the Local List of Buildings of Architectural or Historic Interest. The Committee supported the report from the EFDC Trees and Landscape Officer raising no objection to the application on condition that no ground works are undertaken within the root protection area of any tree, nor any works undertaken to any tree protected by a Tree Preservation Order, without prior written approval from EFDC Planning Dept.

Application No: **EPF/0111/21**                      Officer: Brendan Meade                      RETURN: 8th 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: **No Objection**, subject to the Planning Officer conducting a site visit to evaluate any amenity impact on neighbours, since the Committee was unable to determine this, and consultation with the Conservation Officer.

Application No: **EPF/0164/21**                      Officer: Ian Ansell                      RETURN: 8<sup>th</sup> March 2021  
Applicant: Wells Co

Location: **The Bull Public House, Station Approach, Theydon Bois, Epping, CM16 7HR**

Proposal: Sign A - 1 x new timber fascia sign with applied stainless steel built-up house name letters. New trough light to illuminate. 1 x New set of stainless steel built-up house name letters applied directly to the building. Sign B Refurbish 1 x existing double sided timber pictorial to existing bracket. Sign C - 1 x new timber double sided pictorial sign with printed image. New Wells & Co non-illuminated timber header to top. Sign D 2 x New lockable poster cases. Sign E 1 x New timber disclaimer sign. Sign F - 2 x New timber amenity boards. Sign G Omitted sign. Sign H - 1 x New timber car park sign to existing posts. Sign I 2 x New lanterns. Sign J - 6 x New LED floodlights

Return: **No Objection.**

Application No: **EPF/0165/21**                      Officer: Ian Ansell                      RETURN: 8<sup>th</sup> March 2021  
Applicant: Wells Co

Location: **The Bull Public House, Station Approach, Theydon Bois, Epping, CM16 7HR**

Proposal: Listed building consent for the erection of illuminated and non-illuminated signs to the exterior of the building.

Return: **No Objection.**

Application No: **EPF/0199/21**                      Officer: Muhammad Rahman                      RETURN: 15<sup>th</sup> March 2021  
Applicant: Helen Wright

Location: **58 Morgan Crescent, Theydon Bois, Epping, CM16 7DX**

Proposal: Part single storey and part two storey rear extensions. Two storey side extension. Removal of front garden lawn and shrubs to accommodate paved off street parking area.

Return: **No Objection, Subject to a Condition requiring the incorporation of some soft landscaping.** The Committee felt the provision of additional parking on the frontage of the property should be screened by a combination of a low wall and some soft landscaping.

Application No: **EPF/0258/21**                      Officer: Zara Seelig                      RETURN: 15<sup>th</sup> March 2021  
Applicant: Mr Murray Smith

Location: **30 Graylands, Theydon Bois, Epping, CM16 7LB**

Proposal: Demolition of existing outbuilding and construction of a double storey and rear extension.

Return: **No Objection.**

Application No: **EPF/0272/21**                      Officer: Ian Ansell                      RETURN: 15<sup>th</sup> March 2021  
Applicant: Mr Russell Tucker

Location: **Brackley, Abridge Road, Theydon Bois, Epping, CM16 7NN**

Proposal: Rear dormer extension and changes to fenestration.

Return: **No Objection.**

## 7. To consider Works to Protected Trees:

Application No: **EPF/0210/21** Officer: Robin Hellier RETURN: 15<sup>th</sup> March 2021  
Applicant: Mr Joe Hall  
Location: **Epping House, Theydon Road, Theydon Bois, Epping, CM16 4EF**  
Proposal: TPO/EPF/10/83 Ref: G3 T1: Pine – Fell.  
Return: **No Objection.**

## 8. To consider a Certificate of Lawful Development Application:

Application No: **EPF/0162/21** Officer: David Maguire RETURN: 8<sup>th</sup> March 2021  
Applicant: James Henry  
Location: **3 Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping, CM16 7NP**  
Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer including Juliet balcony.  
Return: **Noted** – The Committee would ask the Planning Officer to conduct a check of all relevant criteria, including volumes, for compliance with the GPDO, since a previous application was refused.

## 9. To consider a Prior Approval Application:

Application No: **EPF/0217/21** Officer: David Maguire RETURN: 15<sup>th</sup> March 2021  
Applicant: James Henry  
Location: **3 Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping, CM16 7NP**  
Proposal: Prior approval for the enlargement of the dwelling by the construction of a second storey to the semi-detached house.  
Return: **Strong Objection** – Having made reference to the Conditions of Class AA of the GPDO, the Committee felt the proposal would have a detrimental impact on the living conditions of the adjoining occupiers and raised a strong objection to the poor design which, in its opinion, would neither complement the appearance of the existing building nor that of the streetscene.

## 7. Planning Clerk's Report.

A resident had expressed concerns about the height of an outbuilding being erected in the garden of a property adjoining his plot at the rear boundary and asked if the Parish Council has sight of plans that confirm the height of the outbuilding, as permitted by the Grant.

The Anderson Group had emailed the Chair of the Planning Committee on 1 March 2021 to confirm the planning application for Land at Forest Drive had been registered and that responses from Theydon Bois residents to the Group's leaflet drop had been few.

Notification had been received from EFDC Street Naming & Numbering Dept that the 10 Baldocks Road property has now been allocated a new name – Jessops.

## Recent Planning Decisions: 18<sup>th</sup> February to 3<sup>rd</sup> March 2021:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0028/21	014600	Bushwood Sidney Road Theydon Bois Epping CM16 7DT	Replacement dwelling comprising the demolition of an existing detached chalet bungalow and development of a three storey detached house.	FINAL DECISION	25-01-2021	Refuse Permission
EPF/2979/20	031009	20 Orchard Drive Theydon Bois Epping CM16 7DJ	Application for a Lawful Development certificate for existing loft conversion.	FINAL DECISION	22-01-2021	Lawful

## 8. Any Other Matters relating to Planning, without decision.

Cllr Gooch had been approached by the owner of the property currently occupied by Il Bacio Restaurant in Forest Drive, to ask if the Parish Council would support an application to EFDC for Il Bacio to be granted temporary leave to provide limited outside eating facilities on the pavement area immediately outside the restaurant. It was agreed Cllr Gooch would check the Conditions of the Premises Licence.

**Cllr Gooch closed the meeting at 9.24 pm.**

Signed ..... Cllr Peter Gooch (Chairman)

18<sup>th</sup> March 2021