



Application No: **EPF/0703/21**

Officer: Brendan Meade

RETURN: 3<sup>rd</sup> May 2021

Applicant: Mr and Mrs Smith

Location: **The Pond House, Poplar Row, Theydon Bois CM16 7NB**

Proposal: Single storey rear extension and first floor rear extension (revised application to EPF/0111/21).

Return: **No Objection.** The Planning Committee notes that this revised application would retain the side extension adjacent to the boundary with 1 Theydon Park Road at a single-storey height, so reducing the impact of loss of outlook when viewed from the rear of that neighbouring property.

Application No: **EPF/0704/21**

Officer: Zara Seelig

RETURN: 3<sup>rd</sup> May 2021

Applicant: Mr David Morgan

Location: **31 Woburn Avenue, Theydon Bois, Epping CM16 7JR**

Proposal: Demolition of existing ground floor level rear conservatory and rear extension. Erection of part single storey and part double storey rear extension (revised application to EPF/2475/20).

Return: **No Objection.** The Committee felt this revised application to be an improvement on the previous application in terms of harmony of design.

## **6. To Note an Application for a Non-Material Amendment:**

Application No: **EPF/0763/21**

Officer: Ian Ansell

Applicant: The City of London Corporation

Location: **Land Lying to the South of Coppice Row, Theydon Bois, CM16 7DR**

Proposal: Non Material amendment to EPF/0659/20 - Revised location of new spillway on dam (approximately 30m north of previously proposed position) and reduction in size (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).

Return: **Noted, with no objection.**

**7. To Consider:** EFDC Cabinet Meeting, 20<sup>th</sup> April 2021, Agenda Item 10: **Green Infrastructure Strategy** (Pages 47 - 64), which sets out the changes proposed to the draft 'Green Infrastructure Strategy' (which is now submitted to Cabinet for approval). **Revisions to the Final 'Green Infrastructure Strategy'** include (under Part 4: Infrastructure Enhancement Projects), financial contributions from developers (in order to mitigate the effects of recreational pressure on the Epping Forest SAC) to improvements to the Roding Valley Recreation Ground (in Debden) and improved links to Theydon Bois Woodland Trust area.

It was noted that the above proposed changes to the draft 'Green Infrastructure Strategy' were approved at the above referenced EFDC Cabinet meeting, subject to consultation with The Woodland Trust.

Cllr Gooch had (coincidentally) in the same week contacted a member of The Woodland Trust senior management team who did not have any knowledge of the Theydon Bois Woodland Trust area EFDC proposal, and who confirmed interest in receiving further details for discussion with colleagues.

The Parish Council Planning Committee feels that the Theydon Bois Woodland Trust area is not an appropriate Suitable Alternative Natural Greenspace (SANG) – for the reasons outlined in the Theydon Bois Parish Council response to the Public Consultation on Epping Forest District Council's draft 'Green Infrastructure Strategy', dated July 2020.

Representatives from Theydon Bois Action Group echoed Parish Council views that the Woodland Trust site is too remote from the Theydon Bois settlement to serve as a SANG – designed to mitigate visitor impact on the Epping Forest SAC. It was felt by all present that one of several natural green spaces with footpaths adjacent to the village would be preferable if a SANG is indeed required.

The Committee noted that EFDC's 'Green Infrastructure Strategy' would be subject to the Planning Inspector's scrutiny at the time of public consultation on the Main Modifications to the Epping Forest District New Local Plan 2011-2033.

## 8. Planning Clerk's Report

Enforcement updates:

- (1) As regards the placement of two shipping containers on the Old Forester's site, an Appeal has been raised against the Enforcement Notice for food distribution use.
- (2) Notice has been given to remove high railings erected on the frontage of a village property, contrary to the conditions of a grant of planning permission.
- (3) Following the Planning Inspector's dismissal of an Appeal regarding works at a property on Abridge Road, the Parish Council has asked to be kept informed of any further actions by EFDC Enforcement.

### Recent Planning Decisions: 31<sup>st</sup> March to 21<sup>st</sup> April 2021:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/1057/21	012341	12 Avenue Road Theydon Bois Epping Essex CM16 7JJ	Extension of Planning Permission pursuant to The Business and Planning Act 2020 EPF/0678/17 (Conversion of flat roof into pitched roof on single storey front projection)	FINAL DECISION	15-04-2021	Grant Permission
EPF/0679/21	031077	22 Green Glade Theydon Bois Epping CM16 7LY	Application to determine if Prior Approval is required for a Larger Home Extension measuring 3.50 metres, height to eaves of 2.75 metres & a maximum height of 2.95 metres.	FINAL DECISION	16-03-2021	Prior Approval Not Required
EPF/0424/21	031070	61 Woodland Way Theydon Bois Epping CM16 7DY	Application for a Lawful Development certificate for a proposed loft extension with a hip to gable, dormer to the rear elevation & x4 no. rooflights to the front elevation.	FINAL DECISION	11-03-2021	Lawful
EPF/0422/21	021106	36 Blackacre Road Theydon Bois Epping CM16 7LU	Two storey side and rear extensions with loft room, external facade alterations.	FINAL DECISION	10-03-2021	Refuse Permission (Householder)
EPF/0412/21	008834	7 Dukes Avenue Theydon Bois Epping CM16 7HG	Single storey rear extension and single storey side extension.	FINAL DECISION	09-03-2021	Grant Permission (With Conditions)
EPF/0294/21	021764	66 Morgan Crescent Theydon Bois Epping CM16 7DX	Part single storey rear extension, part two storey rear extension.	FINAL DECISION	09-03-2021	Grant Permission (With Conditions)
EPF/0501/21	031068	27 Thrifts Mead Theydon Bois Epping CM16 7NF	Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.00 metres, height to eaves of 3.00 metres & a maximum height of 3.15 metres.	FINAL DECISION	03-03-2021	Prior Approval Required and Granted
EPF/0340/21	031061	19 Woodland Way Theydon Bois Epping CM16 7DY	Removal of existing rear garage. Single storey rear and two storey side extension. Front canopy roof over entrance.	FINAL DECISION	01-03-2021	Grant Permission (With Conditions)
EPF/0258/21	031047	30 Graylands Theydon Bois Epping CM16 7LB	Demolition of existing outbuilding and construction of a double storey & rear extension.	FINAL DECISION	17-02-2021	Grant Permission (With Conditions)
EPF/0210/21	004982	Epping House Theydon Road Theydon Bois Epping CM16 4EF	TPO/EPF/10/83 Ref: G3) T1: Pine - Fell.	FINAL DECISION	16-02-2021	Grant Permission (With Conditions)

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

Cllr Gooch advised the Committee that a Boot Fair was due to be held on Saturday 24<sup>th</sup> April 2021 at the Old Foresters site on Station Hill. The Parish Council had written to the local police to alert them to this event.

Cllr Gooch noted an occurrence of intimidating and anti-social behaviour by a group of young people around the environs of the village on Saturday 17<sup>th</sup> April 2021. This incident had been reported to local police who would be looking at relevant CCTV recordings.

**Cllr Gooch closed the meeting at 9.00 pm**

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

28<sup>th</sup> April 2021