

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 Wednesday 31st March 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, Morton and Wood.

Apologies for Absence: Cllr Hannibal

Officers Present: Jane Sounes

Members of the Public Present: One

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 18th March 2021 – to be confirmed at the next meeting.

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.

- (1) 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.
- (2) Cllr Burn declared a prejudicial interest in planning application EPF/0439/21 and did not participate in any discussion relating to this application.

4. Consideration of Public Representations received with regards to items on the Agenda.

Written Representations had been received from TB&DRPS regarding applications EPF/0294/21, EPF/0422/21, EPF0439/21, EPF/0529/21 and EPF/0424/21

5. To Consider the following Full Planning Applications:

Application No: **EPF/0294/21**

Officer: Muhammad Rahman RETURN: 5th April 2021

Applicant: Mr David Nixon

Location: **66 Morgan Crescent, Theydon Bois, Epping CM16 7DX**

Proposal: Part single storey rear extension, part two storey rear extension.

Return: **No Objection** – Subject to Conditions (2) and (3) included in EFDC Permission Grant for Planning Application EPF/2507/15 being carried across to any Permission Grant of this current application. Also subject to the condition that General Permitted Development Rights A, B and E (The Town & Country Planning Order 2015, Schedule 2, Part 1, Class A) were removed, for reasons attached to Conditions (2) and (3) of EFDC Permission Grant EPF/2507/15.

Application No: **EPF/0412/21** Officer: Brendan Meade RETURN: 5th April 2021
Applicant: Mr Ledwell
Location: **7 Dukes Avenue, Theydon Bois, Epping, CM16 7HG**
Proposal: Single storey rear extension and single storey side extension.
Return: **No Objection.**

Application No: **EPF/0422/21** Officer: David Maguire RETURN: 5th April 2021
Applicant: Mr L Dalligan
Location: **36 Blackacre Road, Theydon Bois, Epping, CM16 7LU**
Proposal: Two storey side and rear extensions with loft room, external façade alterations.
Return: **No Objection** – Subject to the addition of two Conditions: (1) further Permitted Development Rights, under Schedule 2, Part 1, Classes A and B of the GPDO 2015, to be removed from this property to allow the Local Authority to manage any further proposals, (2) an evergreen hedge to be planted along the front boundary, at a minimum height of one metre, and retained on a permanent basis in the interests of maintaining the visual amenity of the streetscene.

Application No: **EPF/0439/21** Officer: Marie-Claire Tovey RETURN: 5th April 2021
Applicant: Mr J Donnelly
Location: **39 Dukes Avenue, Theydon Bois, Epping, CM16 7HG**
Proposal: Single storey detached self-contained garden annexe. Existing crossover to be widened for new car parking arrangements to serve 39 and 39A.
Return: **Strong Objection.** The Committee felt this proposal failed to respect its setting and would constitute cramped over-development. The property is sited on a plot that had previously been sub-divided under a previous planning grant. This proposal would shoe-horn an additional building into a smaller than average for the locality plot that already accommodates a four-bedroomed house, with car parking at the rear in Heath Drive due to the property's frontage not being large enough to accommodate parking.

Application No: **EPF/0524/21** Officer: Zara Seelig RETURN: 12th April 2021
Applicant: Mr S Davidson
Location: **24 Heath Drive, Theydon Bois, Epping, CM16 7HL**
Proposal: Single storey rear extension and part re-building of existing rear extension.
Return: **No Objection.**

Application No: **EPF/0529/21** Officer: Brendan Meade RETURN: 12th April 2021
Applicant: Mrs Lita Fox
Location: **16 Hill Road, Theydon Bois, Epping, CM16 7LX**
Proposal: Demolish existing garage and conservatory and replace and extend with side and rear extensions, increase porch, hip to gable loft conversion with front and rear dormers.
Return: **Objection.** The Committee considered this proposal would introduce disharmony to the streetscene and significantly compromise the property's symmetry with its adjoining neighbour. The size and scale of the proposed front dormer would be disproportionately intrusive, a gable-end roofscape would have the effect of unbalancing this pair of semi-detached houses, and the door of the proposed side extension standing forward of the principal elevation and of the existing building line would introduce an incongruous feature.

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

Application No: **EPF/0424/21** Officer: David Maguire RETURN: 5th April 2021
Applicant: Mr Gurjit Chana
Location: **61 Woodland Way, Theydon Bois, Epping, CM16 7DY**
Proposal: Application for a Lawful Development Certificate for a proposed loft extension with a hip to gable dormer to the rear elevation and x 4 no. rooflights to the front elevation.
Return: **Noted.** The Planning Committee would have preferred to see the hip roof retained to balance the symmetry of this pair of semi-detached houses. The adjoining property achieved a pleasingly sympathetic stepped back roof pattern when that house was extended. The Committee therefore felt it would have been more satisfactory if this proposal had reflected the design of its immediate neighbour.

7. To Consider the following applications for Prior Approval:

Application No: **EPF/0679/21**

Officer: Graham Courtney

RETURN: 12th April 2021

Applicant: Mr P Jewell

Location: **22 Green Glade, Theydon Bois, Epping, CM16 7LY**

Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 3.50 metres, height to eaves 2.75 metres and a maximum height of 2.95 metres.

Return: **Noted.**

7A. To Consider the following application for the Approval of Conditions:

Application No: **EPF/0303/21**

Officer: Sophie Ward Bennett

RETURN: 5th April 2021

Applicant: Mr Keith Wild

Location: **Piggotts Farm, Abridge Road, Theydon Bois, Epping RM4 1TX**

Proposal: Application for approval of details reserved by condition 3 'Habitat Regulations' for EPF/0739/19. (Prior Notification Application for Change of Use from 1 no. agricultural barn to 1 no. residential dwelling (C3).

Return: **Noted.**

8. To Note the recent decision, with respect to an application for a Non-Material Amendment:

Application No: **EPF/0443/21**

Officer: Muhammad Rahman

Applicant: Mr Sam Leighton

Location: **14 Hill Road, Theydon Bois, Epping, CM16 7LX**

Proposal: Application for a Non-Material amendment to EPF/2893/20 (Demolish existing conservatory, construct new rear and side extension and alterations to existing side extension) to amend rear elevation removing the overhanging section of roof and gutter and adding parapet walls to rear and side elevations.

Decision: **Grant Noted.**

9. Planning Clerk's Report.

- (1) The Planning Inspectorate has dismissed the Appeal by 1 Theydon Hall Cottages against a refusal by EFDC to grant planning permission for temporary permission for a period of 2 years for the stationing of a mobile home and ancillary decking, fencing and small outbuilding in relation to ongoing renovation and extensions planned for No 1 Theydon Hall Cottages and retrospective planning permission for the installation of a replacement septic tank.
- (2) Cllr Gooch has contacted Harlequin Group expressing concerns regarding proposed communications installation for Vodafone Ltd at Theydon Bois BT Exchange. Harlequin Group advised that all proposals for the installation of new/upgraded telecommunications equipment are designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP). Harlequin also noted that frequencies at which 5G operates in the UK are significantly below ICNIRP public exposure guidelines.

Recent Planning Decisions: 18th March to 30th March 2021:

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0272/21	000550	Brackley Abridge Road Theydon Bois Epping CM16 7NN	Rear dormer extension and changes to fenestration.	FINAL DECISION	18-02-2021	Grant Permission (With Conditions)
EPF/0217/21	018093	3 Theydon Hall Cottages Abridge Road Theydon Bois Epping CM16 7NP	Prior approval for the enlargement of the dwelling by the construction of a second storey to the semi-detached house.	FINAL DECISION	17-02-2021	Not Lawful
EPF/0199/21	031037	58 Morgan Crescent Theydon Bois Epping CM16 7DX	Part single, part two storey rear/side extensions, and removal of front garden lawn and shrubs to accommodate paved off street parking area.	FINAL DECISION	16-02-2021	Grant Permission (With Conditions)
EPF/0162/21	018093	3 Theydon Hall Cottages Abridge Road Theydon Bois Epping CM16 7NP	Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer including Juliet balcony.	FINAL DECISION	10-02-2021	Lawful

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

Cllr Gooch advised the Committee that the Parish Council was making enquiries regarding advertised Boot Fairs to be held from April 2021 at the Old Foresters site on Station Hill. It had been established that landowners may legally hold up to 14 boot fairs in a calendar year on their land without requiring planning permission. The Parish Council is investigating road and other safety issues that may affect the staging of boot fairs at this location.

Cllr Gooch closed the meeting at 8.57 pm.

Signed Cllr Peter Gooch (Chairman)

22nd April 2021