

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 13th May 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, Hannibal and Morton.

Apologies for Absence: Cllr Wood

Officers Present: Jane Sounes

Members of the Public Present: Two

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meetings held on Thursday 18th March 2021 and Wednesday 28th April 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 Amos declared a personal, but non-pecuniary, interest relating to Planning Application EPF/0681/21 under Agenda Item 6, by virtue of the neighbour being known to him. Cllr Amos did not take part in any discussion relating to this application.

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 had been received from TB&DRPS regarding planning applications EPF/0211/21 and EPF/0930/21.

5. To Consider the following Full Planning Applications:

Application No: **EPF/0211/21**

Officer: David Maguire

RETURN: 24th May 2021

Applicant: Mr Thomas Roast

Location: **11 Piercing Hill, Theydon Bois, Epping CM16 7JN**

Proposal: Drop kerb.

Return: **Strong Objection.** The Planning Committee felt the proposed drop kerb would compromise highway and pedestrian safety, and result in the loss of a wide section of grass verge on this corner.

Application No: **EPF/0829/21**

Officer: Brendan Meade

RETURN: 17th May 2021

Applicant: Mr & Mrs Winterburn

Location: **63 Morgan Crescent, Theydon Bois, Epping CM16 7DU**

Proposal: Single storey rear extension.

Return: **No Objection.**

Application No: **EPF/0930/21** Officer: Muhammad Rahman RETURN: 24th May 2021

Applicant: Mr & Mrs Aston

Location: **Little Oaks, Abridge Road, Theydon Bois RM4 1TX**

Proposal: Replacement dwelling.

Return: **Objection.** The Planning Committee believed this proposal would be materially larger than the existing, and its design and scale would be out of keeping with the context of its rural setting. Therefore, it would adversely impact on the openness of the Green Belt.

6. To Consider the following Certificate of Lawful Development Applications:

Application No: **EPF/0681/21** Officer: Zara Seelig RETURN: 24th May 2021

Applicant: Mr Bryan Washer

Location: **68 Dukes Avenue, Theydon Bois, Epping CM16 7HF**

Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Return: **No Objection.**

Application No: **EPF/0892/21** Officer: Ian Ansell RETURN: 17th May 2021

Applicant: Mr E Maxwell

Location: **Magnolia House, Abridge Road, Theydon Bois CM16 7NR**

Proposal: Application for a Lawful Development Certificate for a proposed change of use from Class B8 to Class E (g) (i).

Return: The Committee will ask the EFDC Planning Officer to clarify the appropriateness of this change of use classification, and whether buildings currently in Class B8 use may be converted to Class E in this way.

7. Planning Clerk's Report. Nothing to report.

Recent Planning Decisions: 28th April to 12th May 2021

| Application Number | File Number | Site Address | Development Description | Status | Date Registered | Decision |
|--------------------|-------------|--|---|----------------|-----------------|------------------------------------|
| EPF/1015/21 | 020221 | 14 Hill Road Theydon Bois Epping CM16 7LX | Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.00 metres, height to eaves of 2.95 metres & a maximum height of 3.20 metres. | FINAL DECISION | 13-04-2021 | Prior Approval Not Required |
| EPF/0704/21 | 004434 | 31 Woburn Avenue Theydon Bois Epping CM16 7JR | 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). | FINAL DECISION | 07-04-2021 | Grant Permission (With Conditions) |
| EPF/0678/21 | 016517 | 22 Purlieu Way Theydon Bois Epping CM16 7ED | Ground floor porch and garage extension, first floor side extension, roof extension for loft. (Amendment to EPF/1365/18). | FINAL DECISION | 07-04-2021 | Refuse Permission (Householder) |
| EPF/0650/21 | 015370 | 60 Purlieu Way Theydon Bois Epping CM16 7EH | Two storey rear extension, single storey bay window to front, enlarge side window, enlarge rear patio door, increase height of fence to rear garden, install gates to rear driveway. | FINAL DECISION | 30-03-2021 | Grant Permission (With Conditions) |
| EPF/0472/21 | 017235 | 4 Morgan Crescent Theydon Bois Epping CM16 7DX | Proposed two storey side extension. (Amended application to EPF/2498/20). | FINAL DECISION | 30-03-2021 | Grant Permission (With Conditions) |
| EPF/0439/21 | 023712 | 39 Dukes Avenue Theydon Bois Epping CM16 7HG | Single storey detached self-contained garden annexe. Existing crossover to be widened for new car parking arrangements to serve 39 and 39A. | FINAL DECISION | 10-03-2021 | Refuse Permission (Householder) |

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

Cllr Burn reported that a technical issue had delayed Epping Forest District Council (EFDC) making the Parish Council's return for planning application EPF/0292/21 – Land North of Forest Drive – available on the EFDC iPlan portal, and asked the Planning Clerk to enquire about latest status.

Cllr Gooch closed the meeting at 8.53 pm.

Signed Cllr Peter Gooch (Chairman)

27th May 2021