

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 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 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: 23

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 4th March 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 had been received from TB&DRPS regarding planning applications EPF/0292/21 and EPF/0364/21
- Written Representations had been received from 29 members of the public regarding planning application EPF/0292/21
- All members of the public present had registered interest in discussion concerning planning application EPF/0292/21

5. To Consider the following Full Planning Applications:

Application No: **EPF/0292/21**

Officer: Marie-Claire Tovey

RETURN: 29th April 2021

Applicant: Mr Timothy Chilvers

Location: **Land North of Forest Drive, Forest Drive, Theydon Bois, CM16 7HH**

Proposal: Erection of 28 residential dwellings with access from Forest Drive, and provision of associated open space, services and landscaping.

Return: **Strong Objection - due to the following concerns:**

- The site is currently designated as Green Belt Land. Whilst it is being considered for allocation in the 'Epping Forest District New Local Plan (2011-2013), the 'Submission Version 2017' is still awaiting the Final Report from the Planning Inspector. Main Modifications have not yet been made available for public consultation, nor have the responses been considered further by the Inspector
- a number of suitability issues would need to be resolved before this site could be taken out of the Green Belt. The site is in a sensitive location, where the transition between the built settlement and the intrinsic landscape setting are of key importance. Any new development would need to respect, and

respond positively to, the locality, and its natural environs, whilst providing for the sustainable management of the site, its veteran trees and hedgerows, and the adjacent green and blue infrastructure. Further concerns related to the adverse impact on the long-term preservation of the mature Ash, and Oak, trees that border the Oak Trail. There is a long-established, and highly-valued, recreational use of the land by local residents, which should be retained

- the northern boundary of the site should remain on the southern bank of the Crystal Brook. Plans submitted with the proposal do not reflect this. The proposed access road from Forest Drive should not run directly across the site, dissect it in any way, nor connect to the pedestrian bridge that currently provides a narrow crossing point over the Crystal Brook into the upper field
- it was felt that the suggested dwelling mix would not assist in meeting the housing needs of Theydon Bois, and that there would be insufficient parking provision, causing overspill into Forest Drive, Dukes Avenue, and adjacent roads. Open space provided would have little amenity value. Lighting could undermine the 'Dark Skies Policy'
- infrastructure concerns raised related to surface water flooding and land drainage, the presence of the medium pressure gas pipeline, and the existing electricity supply and water pressure problems, which would be exacerbated. Significant disruption and nuisance would be caused by the scale of the development. Lack of a practical route for HGV vehicles to reach the site. Disruption to residential roads and public amenity.

Application No: **EPF/0340/21**

Officer: Brendan Meade

RETURN: 29th March 2021

Applicant: Mr and Mrs S Williams

Location: **19 Woodland Way, Theydon Bois, Epping, CM16 7DY**

Proposal: Removal of existing rear garage. Single storey rear and two storey side extension. Front canopy roof over entrance.

Return: **No Objection.**

Application No: **EPF/0364/21**

Officer: Marie-Claire Tovey

RETURN: 29th March 2021

Applicant: Mr Garry Castle

Location: **Crystal Brook, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP**

Proposal: Construction of a single storey garage building and extension of existing stables, following demolition of existing garages and other buildings on site.

Return: **Objection.** It was felt that this proposal needed to be treated as two separate applications: (1) Construction of a single storey garage building following demolition of existing garages. This same proposal, which had previously been objected to by TBPC, was subsequently withdrawn. The Committee had not changed its view that the proposed building being substantially larger than the existing building conflicted with Green Belt policy and would therefore object to the proposal. (2) Extension of existing stables, following demolition of other buildings on site. The Committee felt that if this proposal was submitted discretely, it would find no objection on condition of a legal agreement agreeing a sequence of demolition of existing buildings prior to commencement of stable extension building works.

6. To consider Works to Protected Trees

Application No: **EPF/0398/21**

Officer: Robin Hellier

RETURN: 29th March 2021

Applicant: Sue James

Location: **15 Woodland Way, Theydon Bois, Epping, CM16 7DY**

Proposal: TPO/EPF/60/09 (Ref: T3 & T4) 2 x Oaks – crown reduce by up to 3 m, as specified.

Return: **No Objection – subject to the EFDC Tree Officer's recommendation.**

7. To consider a Prior Approval Application

Application No: **EPF/0501/21**

Officer: Graham Courtney

RETURN: 29th March 2021

Applicant: Mr and Mrs Grajcarek

Location: **27 Thrifts Mead, Theydon Bois, Epping, CM16 7NF**

Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.00 m, height to eaves of 3.00 m and a maximum height of 3.15 m.
Return: **No Objection.**

8. Planning Clerk's Report.

Following complaints received with respect to the installation of high railings to the front boundary of a residential property, which breached conditions under a grant of planning permission, details have been sent to EFDC's Enforcement Team.

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

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0165/21	005358	The Bull Ph Station Approach Theydon Bois Epping CM16 7HR	Listed building consent for the erection of illuminated and non-illuminated signs to the exterior of the building.	FINAL DECISION	10-02-2021	Grant Permission (With Conditions)
EPF/0164/21	005358	The Bull Ph Station Approach Theydon Bois Epping CM16 7HR	Sign A - 1 x new timber fascia sign with applied stainless steel built-up housename letters. New trough light to illuminate. 1 x New set of stainless steel built-up housename 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.	FINAL DECISION	10-02-2021	Grant Permission (With Conditions)
EPF/3033/20	006699	Theydon Towers Theydon Road Theydon Bois Epping CM16 4EF	Proposal for new hard wood entrance gates to existing boundary wall and existing brickwork boundary wall and piers to receive copings and headstones.	FINAL DECISION	09-02-2021	Refuse Permission (Householder)
EPF/0126/21	017095	18 Purlieu Way Theydon Bois Epping CM16 7ED	Single storey rear extension.	FINAL DECISION	04-02-2021	Grant Permission (With Conditions)
EPF/0111/21	002291	The Pond House Poplar Row Theydon Bois Epping CM16 7NB	Single storey rear extension, first floor rear extension and first floor side extension.	FINAL DECISION	03-02-2021	Refuse Permission (Householder)
EPF/0101/21	020334	97 Coppice Row Theydon Bois Epping CM16 7DW	Proposed rear extension and part conversion of existing garage to create utility /boot room, and minor internal alterations.	FINAL DECISION	03-02-2021	Grant Permission (With Conditions)
EPF/2982/20	015035	18 Forest Drive Theydon Bois Epping CM16 7EY	Proposed change of use from Sui Generis to use Class E (Commercial, Business and Service), including alteration to shopfront with new glazing.	FINAL DECISION	11-01-2021	Grant Permission (With Conditions)

9. To Note:

- (1) A letter from Harlequin Group, working for and on behalf of Cellnex, outlining proposed communications installation works for Vodafone Ltd at Theydon Bois BT Exchange to upgrade equipment as part of the mobile operator's 5G networks. Works to comprise installation of 3 x 5G capable antennas, a GPS node, and ancillary apparatus. Maximum height of new equipment = 11.75 m; maximum height of current equipment = 11.5 m. Installation as currently proposed not requiring formal planning approval. Although not a planning matter, Cllr Gooch would write a letter to Harlequin Group conveying Theydon Bois Parish Council concern and concerns of others the Parish Council had been made aware of.
- (2) Businesses can apply to Epping Forest District Council for a Temporary Pavement Licence that allows removable tables and chairs to be placed outdoors next to their business so that food and drinks can be served outside, helping customers to stay COVID-secure. Temporary Pavement Licences will continue until 30 September 2022. Where a licence is granted, clear access routes on the highway will need to be maintained, taking into account needs of all users.
- (3) The recent Government Consultation on the 'NPPF and National Model Design Code'. Responses to be received by 27th March 2021: [National Planning Policy Framework and National Model Design Code](#):

consultation proposals (A consultation on draft revisions to the National Planning Policy Framework and a new draft National Model Design Code).

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

Cllr Burn reported two items discussed at the Local Council Liaison Committee Meeting on Monday 15th March 2021: (1) the formation of the cross-party Portfolio Holder Advisory Group to assist implementation of the EFDC Air Pollution Mitigation Strategy (2) the expectation that the Epping Forest District New Local Plan (2011-2033) will be adopted by the end of the year – Main Modifications to the Plan are expected to be available by June.

A resident reported that they have informed EFDC Enforcement team that two shipping containers remain in-situ at the Old Forester’s site.

Cllr Gooch closed the meeting at 9.55 pm.

Signed Cllr Peter Gooch (Chairman)

13th May 2021