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 28th April 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 and Wood.
Apologies for Absence: Cllrs Hannibal and Morton
Officers Present: Jane Sounes
Members of the Public Present: None

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 22nd 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 Gooch declared a personal, but non-pecuniary, interest relating to Planning Application EPF/0668/21 under Agenda Item 5, by virtue of the Applicant also being a Buxton Trust management committee member. However, the interest was not deemed prejudicial.

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. No representations were received.

5. To Consider the following Full Planning Applications:

Application No**: EPF/0668/21** Officer: Brendan Meade RETURN: 3rd May 2021
Applicant: Kenneth Randlesome
Location: **Gaunt Cottage, Theydon Bois, Epping CM16 7DL**
Proposal: Single storey and two storey rear extension.
Return: **No Objection.**

Application No**: EPF/0678/21** Officer: Muhammad Rahman RETURN: 10th May 2021
Applicant: Mr and Mrs Marrouche
Location: **22 Purlieu Way, Theydon Bois, Epping CM16 7ED**
Proposal: Ground floor porch and garage extension, first floor side extension, roof extension for loft (amendment to EPF/1365/18).
Return: **Strong Objection.** The Committee were strongly opposed to the proposed hip-to-gable extension. A side gable extension would significantly increase the bulk of the roofscape, and be out-of-keeping in this location. All rooflines to semi-detached properties in Purlieu Way have been retained with the characteristic

hipped roof structure, including that of the property attached to this semi-detached dwelling. A previously-approved proposal on this site was to mirror the design of the attached neighbour and reflected the consistent style of roof within the streetscene. The Committee also had concerns with respect to the bulk of the rear dormer.

Application No**: EPF/0708/21** Officer: Brendan Meade RETURN: 3rd May 2021
Applicant: Mr and Mrs Fisher
Location: **Redholm, Coppice Row, Theydon Bois, Epping CM16 7DS**
Proposal: Demolition of existing porch and erection of replacement. Proposed demolition of existing conservatory, erection of new orangery style single storey extension and additional window.
Return: **No Objection.**

Application No**: EPF/0761/21** Officer: Ian Ansell RETURN: 10th May 2021
Applicant: Mr and Mrs Maxwell
Location: **Magnolia House, Abridge Road, Theydon Bois, Epping CM16 7NR**
Proposal: Construction of outdoor swimming pool, changing room, plant store and replacement patio.
Return: **No Objection** – subject to carrying over removal of permitted development rights as set out in Condition 5 of the Grant of Permission for Planning Application EPF/2330/19.

Application No**: EPF/0784/21** Officer: Marie-Claire Tovey RETURN: 10th May 2021
Applicant: Fiona Bates
Location: **18 Piercing Hill, Theydon Bois, Epping CM16 7JN**
Proposal: Two-storey side extension, single storey rear extension (replacing existing detached garage).
Return: **No Objection.**

Application No**: EPF/0792/21** Officer: Muhammad Rahman RETURN: 10th May 2021
Applicant: Mr Damien Muretti
Location: **10 Baldocks Road, Theydon Bois, Epping CM16 7EB**
Proposal: Loft conversion with rear dormer and Juliet balcony.
Return: **No Objection.**

6. To Consider the following Application for Prior Approval:

Application No**: EPF/1015/21** Officer: Graham Courtney RETURN: 10th May 2021
Applicant: Mr Sam Leighton
Location: **14 Hill Road, Theydon Bois, Epping CM16 7LX**
Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.00 metres, height to eaves of 2.95 metres and a maximum height of 3.20 metres.
Return: **No Objection** – subject to the EFDC Planning Officer ascertaining no adverse impact on the adjoining property.

7. To Note the following Application for Extension of Planning Permission:

Application No**: EPF/1057/21** Officer: Alastair Prince RETURN: 10th May 2021
Applicant: Mr John Maher
Location: **12 Avenue Road, Theydon Bois, Epping CM16 7JJ**
Proposal: 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).
Decision: **Grant** (noted).

8. Planning Clerk's Report

(1) High railings, erected to the frontage of a residential dwelling, contrary to the conditions of a grant of planning permission, have recently been removed.

(2) The Parish Council's Return on Planning Application: EPF/0292/21 – Land North of Forest Drive – was completed for submission to EFDC Planning Services on 29th April 2021. Cllr Gooch recorded his thanks to Cllr Burn and the Planning Clerk for their work in compiling the Return.

Recent Planning Decisions: 22nd April to 27th April 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0524/21	007821	24 Heath Drive Theydon Bois Epping CM16 7HL	Single storey rear extension and part re-building of existing rear extension.	FINAL DECISION	16-03-2021	Grant Permission (With Conditions)
EPF/0398/21	019352	15 Woodland Way Theydon Bois Epping CM16 7DY	TPO/EPF/60/09 (Ref: T3 & T4) 2 x Oaks - Crown reduce by up to 3m, as specified.	FINAL DECISION	05-03-2021	Grant Permission (With Conditions)
EPF/2415/20	020798	20 Baldocks Road Theydon Bois Epping CM16 7EB	Conversion of garage into a habitable room, single storey rear extension to replace conservatory, roof extension and gable roof extension over first floor flat roof side extension; rear dormer and two front rooflights to facilitate loft conversion	FINAL DECISION	05-11-2020	Grant Permission (With Conditions)

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

Cllr Gooch advised the Committee that the Boot Fair staged at the Old Foresters site on Station Hill on Saturday 24th April had taken place without incident, and with low attendance.

Cllr Gooch closed the meeting at 8.33 pm

Signed …… Cllr Peter Gooch (Chairman) 13th May 2021