

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 – Ms Jane Sounes

Minutes of Planning Committee Meeting held on Thursday 27th May 2021 at 8.00 PM

Councillors Present: Cllrs Gooch (Chair), Burn (Vice Chair), Amos, Blake, Morris, Morton and Wood.

Apologies for Absence: Cllr Hannibal

Officers Present: Jane Sounes

Members of the Public Present: Four

1. Election of Chairman. Cllr Burn nominated Cllr Gooch to be Chairman of the Planning Committee. The nomination was seconded by Councillors Amos and Blake. Cllr Gooch was therefore elected as Chairman.

2. Apologies for Absence: As above.

3. Confirmation of Minutes of the Meetings held on Thursday 13th May. APPROVED.

4. 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.

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

A written representation had been received from TB&DRPS regarding planning application EPF/0364/21.

Written representations had been received from two residents regarding planning application EPF/1065/21.

A written representation had been received from a resident regarding planning application EPF/1226/21.

6. To Consider the following Full Planning Applications:

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

Officer: Marie-Claire Tovey

RETURN: 1st June 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. Amended proposal.

Return: **Objection.** The Planning Committee viewed the recently amended plans with respect to the proposal to replace two existing outbuildings with one larger garage building, along with extension of the existing stables. However, the Committee felt that the proposed garage would still be materially larger than the two existing outbuildings it would replace, and consequently would encroach upon the Green Belt.

Application No: **EPF/0572/21** Officer: Muhammad Rahman RETURN: 7th June 2021

Applicant: Mr Richard Stevens

Location: **27 Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: Proposed two-storey rear and side extension, single storey rear extension, basement under, additional front dormer.

Return: **No Objection, Subject to:** the carrying across of the extant Conditions from the previous Permission Grants for the present dwelling (being EPF/2706/07 and EPF/1009/08 (Amended application)), including the removal of permitted development rights, and the addition of Conditions requested by EFDC's Trees and Landscape Team.

Application No: **EPF/0668/21** Officer: Brendan Meade RETURN: 1st June 2021

Applicant: Kenneth Randlesome

Location: **Gaunt Cottage, Theydon Bois, Epping CM16 7DL**

Proposal: Single storey and two storey rear extension. Amended proposal.

Return: **No Objection.**

Application No: **EPF/1005/21** Officer: Muhammad Rahman RETURN: 31st May 2021

Applicant: Mr Sam Leighton

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

Proposal: To extend the existing side extension to full length of flank wall and to raise height of existing side extension to accommodate new extension.

Return: **No Objection.**

Application No: **EPF/1065/21** Officer: Muhammad Rahman RETURN: 31st May 2021

Applicant: Mr J Brown

Location: **Bushwood, Sidney Road, Theydon Bois, Epping CM16 7DT**

Proposal: Demolition of existing dwelling and replacement with addition of loft accommodation (Revised application to EPF/0028/21).

Return: **Objection.** In the Committee's view, this revised application did not adequately take account of the reasons for the refusal of the earlier proposal, and that, notwithstanding the removal of the front dormer, which formed part of previous application under EPF/0028/21, the proposed design would remain overbearing and dominant, whilst failing to respect its position in the street scene, and its border with adjacent Green Belt land. The Committee also acknowledged the importance of the additional reason for the earlier refusal with respect to the loss of a bungalow within the village.

Application No: **EPF/1226/21** Officer: David Maguire RETURN: 31st May 2021

Applicant: Mr Gurjit Singh Chana

Location: **61 Woodland Way, Theydon Bois, Epping CM16 7DY**

Proposal: Demolition of existing garage, construction of two storey side extension with gable, single storey rear extension and a loft extension within the roof void.

Return: **Comment.** The Committee would have preferred to see the side hipped roof form retained to balance the symmetry of this pair of semi-detached houses. Although aware of an appeal decision, with respect to a nearby property, the Committee does not support, in principle, hip-to-gable roof extensions where this disrupts the symmetry with the adjoining property and that of properties in the surrounding street scene. The Committee would also wish to see a Condition added to any prospective grant under this application, to ensure that the distinctive tiling of the first floor gable on the front façade is fully retained.

7. Planning Clerk's Report

Clrs Amos, Blake, Burn and Morton, and the Planning Clerk, attended a 'Planning Training' course hosted by Epping Forest District Council (EFDC) Planning Services on Friday 14th May 2021, and are registered to attend a follow-up course 'Introduction to Planning Enforcement' on Tuesday 29th June 2021.

Recent Planning Decisions: 13th May to 26th May 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0681/21	021683	68 Dukes Avenue Theydon Bois Epping CM16 7HF	Application for a Lawful Development certificate for a proposed single storey rear extension.	FINAL DECISION	29-04-2021	Lawful
EPF/0829/21	021358	63 Morgan Crescent Theydon Bois Epping CM16 7DU	Single storey rear extension.	FINAL DECISION	20-04-2021	Grant Permission (With Conditions)
EPF/0792/21	011166	10 Baldocks Road Theydon Bois Epping CM16 7EB	Loft conversion with rear dormer and Juliet balcony & Internal Alterations.	FINAL DECISION	16-04-2021	Grant Permission (With Conditions)
EPF/0784/21	011281	18 Piercing Hill Theydon Bois Epping CM16 7JN	Two storey side extension, single storey rear extension (replacing existing detached garage).	FINAL DECISION	15-04-2021	Grant Permission (With Conditions)
EPF/0761/21	000290	Magnolia House Abridge Road Theydon Bois Epping CM16 7NR	Construction of outdoor swimming pool, changing room, plant store and replacement patio.	FINAL DECISION	13-04-2021	Grant Permission (With Conditions)
EPF/0708/21	014439	Redholm Coppice Row Theydon Bois Epping CM16 7DS	Demolition of existing entrance porch and erection of replacement. Proposed demolition of existing conservatory, erection of new orangery style single storey extension and additional window.	FINAL DECISION	08-04-2021	Grant Permission (With Conditions)
EPF/0703/21	002291	The Pond House Poplar Row Theydon Bois Epping CM16 7NB	Single storey rear extension and first floor rear extension.(Revised application to EPF/0111/21).	FINAL DECISION	07-04-2021	Grant Permission (With Conditions)

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

Cllr Morris enquired about the availability of planning guidelines that might assist Committee members with decision making. Cllr Gooch asked the Planning Clerk to forward the Theydon Bois Village Design Statement (June 2012) to the Committee. Though not formally adopted by Epping Forest District Council (EFDC), due to commencement of work on the EFDC New Local Plan (2011-2033), the Theydon Bois Village Design Statement remains a relevant and useful resource.

A resident asked whether the Parish Council could take a more proactive role in pursuing Planning Enforcement issues that affect the village. Cllr Gooch reported that a meeting is to be arranged, to include a District/County Councillor and the Head of EFDC's Planning Enforcement team, to discuss the District Council's Enforcement Strategy.

Applicants of a planning application that had been considered at the last Parish Council Planning Committee meeting enquired about next steps. Cllr Gooch advised that the application could be decided at a forthcoming EFDC Area Planning Sub-Committee East meeting, at which, if desired, the Applicants, or their nominated Agent, would be entitled to make a verbal representation.

Cllr Gooch closed the meeting at 9.43 PM.

Signed Cllr Peter Gooch (Chairman)

17th June 2021