

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 17th June 2021 at 8.00 PM

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

Apologies for Absence: Cllr Burn

Officers Present: Jane Sounes

Members of the Public Present: Four

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 27th May. 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 the Old Forester's Site since the Appellant in the Appeal against the recent EDFC Enforcement Notice is known to him. Cllr Amos would not take part in any discussion concerning Old Forester's Site.

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

5. To Consider the following Full Planning Applications:

Application No: **EPF/0649/21**

Officer: Marie-Claire Tovey

RETURN: 21st June 2021

Applicant: Mr Geoffrey Curtis

Location: **Warreners, Theydon Road, Theydon Bois, Epping, CM16 4EE**

Return: **No Objection** – subject to: Strict adherence to the approved plans, and also subject to the carrying over of, and adherence to, the extant Conditions from the previous Permission Grant for the present dwelling, being EPF/2503/18 – these to include Conditions 2, 3, 4, 5 and 6. Any additional Conditions requested by the Epping Forest District Council Landscape Team would be supported, given the sensitivity of the site and its Green Belt location.

6. To Note the following Prior Approval Application:

Application No: **EPF/1411/21**

Officer: Graham Courtney

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 4.00 metres, height to eaves of 2.75 metres and a maximum height of 2.95 metres (amended application to EPF/0679/21).

Return: **The Planning Committee noted** the EFDC Planning Officer's decision that Prior Approval is not required.

7. To Note the following Non-Material Amendments:

Application No: **EPF/1508/21**

Officer: Muhammad Rahman

Applicant: Mrs Barbara Houghton

Location: **31 Piercing Hill, Theydon Road, Theydon Bois, Epping, CM16 7JW**

Proposal: Application for a Non-Material amendment to raise front gable and ridge of new roof. Site: 31 Piercing Hill CM16 7JW Scale 1:50 @A1 Ref: HOR.MAY.21GG Existing Front (East) Elevation Proposed Existing Rear (West) Elevation Rear (West) Elevation Refer: APP.EPF/0459/15 Building Work has commenced with installations of foundations.

Return: **The Planning Committee noted** EDFC has refused this application, proposed amendments being more than non-material and requiring a new householder application.

Application No: **EPF/1582/21**

Officer: Muhammad Rahman

Applicant: Mrs Barbara Houghton

Location: **31 Piercing Hill, Theydon Road, Theydon Bois, Epping, CM16 7JW**

Proposal: Application for a Non-Material amendment for EPF/0459/15 – adding in one new window on west elevation, to be made of stained glass/obscure. Raising of height of roof and provision of three dormer windows at front and three to the rear, erection of part one, part two and part three storey rear extensions, and conversion of garage into a gym. (Revision of planning permission EPF/2150/11)

Return: **The Planning Committee noted** that EFDC has granted this application.

8. To Note Receipt of the Epping Forest District Council (EFDC) New Local Enforcement Plan, Consultation Draft (June 2021), and to consider a response (to be submitted to EFDC by 30th June 2021)

While the Planning Committee noted that the consultation draft of EFDC's new Local Enforcement Plan – as compared to the current EFDC Local Enforcement Plan – does not contain significant changes, the Parish Council will submit comments suggesting some further clarification on a couple of points.

9. To Note:

- (a) **The submission of an appeal, against an Enforcement Notice issued by EFDC, with respect to the Old Foresters' Site, Station Hill, under ENF/0058/21 (APP/J1535/C/21/3272761), and to consider a response. Last date for submissions: 6th July 2021.** It was agreed that the Parish Council will submit a response to this Appeal.
- (b) **A Decision by the Planning Inspectorate to uphold an Enforcement Notice issued by EFDC, with respect to 15 Forest Drive, the appeal having been dismissed on 28th January 2021 (APP/J1535/C/20/3255849).** Cllr Gooch will raise this Appeal decision at his forthcoming meeting with an EFDC District Councillor and the head of EFDC's Planning Enforcement team.

10. Planning Clerk's Report

- (a) Re the Epping Forest District New Local Plan (2011-2033). The Planning Inspector has advised that the Main Modifications are likely to be available for public consultation at the beginning of July. Epping Forest District Council will advise further, in due course.
- (b) The Planning Inspector has dismissed an Appeal relating to the proposed erection of a detached five-bedroom dwelling and double-spaced open cart lodge on land between Ashdene and The Heve in Theydon Park Road.

- (c) Following a recent break in at Tesco Express in Coppice Row, an enquiry had been made as to whether the Parish Council had in the past objected to the installation of security shutters at this store. A Councillor recalled that a verbal objection by the Parish Council may have been made some years ago. However, the Planning Committee agreed that the Parish Council would not now have any objection to the installation of shutters at these premises.
- (d) A statutory consultation launched on 1st June 2021 with regard to Longfield Solar Farm – a proposed new solar energy and battery storage facility located on agricultural land to the north east of Chelmsford, Essex. Covering 459 hectares, this would be the largest single-site solar power plant in the UK. The consultation period will run until 31st July 2021.

Recent Planning Decisions: 27th May to 16th June 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/1411/21	031077	22 Green Glade Theydon Bois Epping CM16 7LY	Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.00 metres, height to eaves of 2.75 metres & a maximum height of 2.95 metres. (Amended application to EPF/0679/21)	FINAL DECISION	17-05-2021	Prior Approval Not Required
EPF/0572/21	002750	27 Piercing Hill Theydon Bois Epping CM16 7JW	Proposed two storey rear & side extension, single storey rear extension, basement under, additional front dormer.	FINAL DECISION	12-05-2021	Grant Permission (With Conditions)
EPF/1226/21	031070	61 Woodland Way Theydon Bois Epping CM16 7DY	Demolition of existing garage, construction of two storey side extension with gable, single storey rear extension and a loft extension within the roof void.	FINAL DECISION	06-05-2021	Grant Permission (With Conditions)
EPF/1065/21	014600	Bushwood Sidney Road Theydon Bois Epping CM16 7DT	Demolition of existing dwelling and replacement with addition of loft accommodation. (Revised application to EPF/0028/21).	FINAL DECISION	06-05-2021	Refuse Permission
EPF/1005/21	020221	14 Hill Road Theydon Bois Epping CM16 7LX	To extend the existing side extension to full length of flank wall and to raise height of existing side extension to accommodate new extension.	FINAL DECISION	04-05-2021	Grant Permission (With Conditions)
EPF/0211/21	002873	11 Piercing Hill Theydon Bois Epping CM16 7JN	Drop curb.	FINAL DECISION	28-04-2021	Refuse Permission (Householder)
EPF/0892/21	000290	Magnolia House Abridge Road Theydon Bois Epping CM16 7NR	Application for a Lawful Development certificate for a proposed change of use of buildings from class B8 to class E (g) (i), with associated parking area	FINAL DECISION	22-04-2021	Lawful
EPF/0668/21	000473	Gaunt Cottage Coppice Row Theydon Bois Epping CM16 7DL	Application for a single storey & two storey rear extension.	FINAL DECISION	06-04-2021	Grant Permission (With Conditions)
EPF/0763/21	004808	Land lying to the south of Coppice Row Theydon Bois CM16 7DR	Non Material amendment to EPF/0659/20 -Revised location of new spillway on dam (approximately 30m north of previously proposed position) and reduction in size (a) (Construction of a reinforced grass / concrete block spillway to the earth embankment dam b) A permanent lowering of water levels in the lake, to mitigate leakage issues c) Regrading the varying dam crest levels to a common datum, with construction of a gravel emergency access track along the dam crest to include geogrid reinforcement so as to form a root protection platform for construction and future maintenance vehicles. d) Construction of an approx 700m long gravel haul road through the site, for the purposes of construction access and future maintenance access to the dam)	FINAL DECISION	24-03-2021	Non-material Amendment - Approved

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

It was noted that a planning application for Little Oaks, objected to by the Planning Committee, was to be considered at the EFDC Area Planning Sub-Committee East meeting on 23rd June 2021.

Cllr Gooch closed the meeting at 9.00 PM.

Signed Cllr Peter Gooch (Chairman)

1st July 2021