

# Theydon Bois Parish Council

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER

Clerk to the Council – Mrs Jennifer Endean

Planning Clerk – Mrs Jane Sounes

## Minutes of Planning Committee Meeting held on Thursday 1<sup>st</sup> July 2021 at 8.00 PM

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

**Apologies for Absence:** None

**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 17<sup>th</sup> June 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 representation regarding EPF/1203/21 had been received from the Theydon Bois tree warden, who was in attendance. One member of the public (also a member of Theydon Bois Action Group), and two members of the public (both being members of TB&DRPS) were also in attendance.

**5. To Consider the following Full Planning Applications:**

Application No: **EPF/1203/21**

Officer: Sukhvinder Dhadwar

RETURN: 5<sup>th</sup> July 2021

Applicant: Mr Russell Tucker

Location: **Land adjacent to Gun Cottage, Abridge Road, Theydon Bois CM16 7NN**

Proposal: Create new access and area of hardstanding for plant access and associated vehicle parking.

**Return: Strong Objection.** The Committee considered this proposal would be an intrusive urbanisation of the rural landscape, and to be inappropriate and conspicuous development in the Green Belt, causing significant harm to its character and openness. Councillors did not feel this land requires a crossover because the site is not residential. They also questioned the requirement for parking a tractor, or similar vehicle or vehicles and accompanying machinery or plant, at this location.

Application No: **EPF/1295/21**

Officer: Muhammad Rahman

RETURN: 12<sup>th</sup> July 2021

Applicant: Mr Andriy Duma

Location: **38 Hill Road, Theydon Bois, Epping CM16 7LX**

Proposal: First floor rear extension, raise the roof with added front & rear dormers and enlarge front porch.

Return: **No Objection** – subject to the addition of two Conditions: (1) further Permitted Development Rights – as now covered under The Town and Country Planning (General Permitted Development) (England) Order 2015 (with amendments) be removed from this property to allow the Local Authority to manage any further proposals; (2) three secondary windows in the proposed rear façade roof dormer, and the secondary window to the side elevation of the proposed first floor extension, all to be obscure-glazed.

Application No: **EPF/1420/21**                      Officer: David Maguire                      RETURN: 5<sup>th</sup> July 2021

Applicant: Mr L Dalligan

Location: **36 Blackacre Road, Theydon Bois, Epping CM16 7LU**

Proposal: Two storey side and rear extension. Loft room with rear dormer. Façade alterations. (Revised application to EPF/0422/21)

Return: **No Objection** – subject to two conditions: (1) further Permitted Development Rights, as now covered under The Town and Country Planning (General Permitted Development) (England) Order 2015 (with amendments), be removed from this property to allow the Local Authority to manage any further proposals; (2) the planting of an evergreen hedge along the front boundary, at a minimum height of 1.4 metres, to be retained on a permanent basis in the interests of maintaining the visual amenity of the street scene.

Application No: **EPF/1437/21**                      Officer: Sophie Ward Bennett                      RETURN: 12<sup>th</sup> July 2021

Applicant: Mrs Barbara Houghton

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

Proposal: Application for approval of details reserved by condition 3 'Hard and Soft Landscaping' on planning approval EPF/0557/20 (Erection of new garage and a gated entrance way).

Return: **No Objection** – subject to two Conditions: (1) strict adherence to the approved plans, which include the allowance of sufficient planting space to the front and side of the new garage to allow for the permanent retention of *Ilex aquifolium* hedges to surround the garage and soften the view from the street scene; (2) 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.

Application No: **EPF/1460/21**                      Officer: Muhammad Rahman                      RETURN: 12<sup>th</sup> July 2021

Applicant: Mr & Mrs Smith

Location: **37 Forest Drive, Theydon Bois, Epping CM16 7HA**

Proposal: Rear/side single storey extension and side first floor extension.

Return: **Objection** – on the basis that the first floor component would be situated directly on the shared boundary with the adjacent neighbouring property. Although there are many two-storey side extensions to properties within the estate, these have always been required to retain a visual gap of 1 metre, on the first floor, where there is an adjacent neighbouring property.

Application No: **EPF/1474/21**                      Officer: Ian Ansell                      RETURN: 12<sup>th</sup> July 2021

Applicant: Mr & Mrs Andrew Rich

Location: **36 A Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: Application for variation of condition 2 'Plan numbers' for EPF/2403/20. (Revision to previous approval – EPF/2403/20 – for extension, alterations and erection of new garage).

Return: **No Objection** – subject to all extant Conditions from the previous Permission Grant for the present dwelling, under EPF/2403/20, to be carried over to this application.

## **6. To Consider the following Tree Preservation Order applications:**

Application No: **EPF/1421/21**                      Officer: Robin Hellier                      RETURN: 5<sup>th</sup> July 2021

Applicant: Mr Mark Brundell

Location: **35 Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: TPO/EPF/05/04 T12: Pine – Fell and replace, as specified.

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

Application No: **EPF/1465/21**                      Officer: Robin Hellier                      RETURN: 12<sup>th</sup> July 2021

Applicant: Mr Harwood

Location: **The Vicarage, 2 Piercing Hill, Theydon Bois, Epping CM16 7JN**

Proposal: TPO/EPF/20/09 T18: Field Maple – Crown reduce, as specified, to give clearance over the neighbour's garage and telephone cable.

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

**7. To Consider the following Lawful Development Certificate applications:**

Application No: **EPF/1493/21**                      Officer: Muhammad Rahman                      RETURN: 12<sup>th</sup> July 2021  
Applicant: Dr Jad Marrouche  
Location: **22 Purlieu Way, Theydon Bois, Epping, CM16 7ED**

Proposal: Application for a Lawful Development certificate for a proposed hip to gable loft conversion with rear dormer and front rooflights.

**Return: Comment** – The Planning Committee would have preferred to see the side hipped roof form retained. The Parish Council does not support, in principle, hip-to-gable roof extensions where this disrupts the symmetry with the adjoining property, and/or that of properties in the surrounding street scene.

Application No: **EPF/1513/21**                      Officer: David Maguire                      RETURN: 12<sup>th</sup> July 2021  
Applicant: Mr Dean Esnard  
Location: **11 Red Oaks Mead, Theydon Bois, Epping, CM16 7LA**

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

**Return: No Objection**

**8. Planning Clerk’s Report**

- 1) Epping Forest District Council (EFDC) has confirmed that Consultation on the Main Modifications to the Epping Forest District New Local Plan is due to start 8<sup>th</sup> July 2021 and will run to mid-September.
- 2) The Parish Office has received notification of an Appeal to the Planning Inspectorate against EFDC’s refusal of householder planning application EPF/0111/21 – being The Pond House, Poplar Row.
- 3) A resident has raised concern that the roof structure of a property is not being built in accordance with planning permission. The planning clerk would contact EFDC to enquire about current status.
- 4) Three residents contacted the Parish Office with concerns about a house being advertised for multiply occupancy. EFDC confirmed the property owner had been in contact about an HMO Licence.
- 5) At an EFDC Council Meeting on 24<sup>th</sup> June 2021, District Councillors had voted to refuse the Next PLC proposal.

**Recent Planning Decisions: 17<sup>th</sup> June to 30<sup>th</sup> June 2021**

| Application Number | Address  | Development          | Decision                           |
|--------------------|--|----------------------|------------------------------------|
| EPF/0930/21        | Little Oaks, Abridge Road, Theydon Bois, RM4 1TX | Replacement dwelling | Grant Permission (with Conditions) |

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

Cllr Gooch reported that when Planning Application EPF/0930/21 was considered at the EFDC Area Planning Sub Committee East meeting on 23<sup>rd</sup> June 2021, Planning Officers suggested to Councillors that in addition to removing Permitted Development Rights from the property, a further condition was added stating that all existing outbuildings needed to be removed and the existing planning permission for the large garaging and gym at the rear of the property would be retracted.

Cllr Gooch and three other Theydon Bois Parish Councillors had a meeting with senior members of the EFDC Planning Enforcement team on 25<sup>th</sup> June 2021 to discuss ongoing enforcement cases.

**Cllr Gooch closed the meeting at 9.56 PM.**

Signed ..... Cllr Peter Gooch (Chairman)

15<sup>th</sup> July 2021