

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 15th July 2021 at 8.00 PM

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

Apologies for Absence: Cllr Burn and Cllr Hannibal

Officers Present: Julia Gale, Deputy Parish Clerk

Members of the Public Present: One

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 1st July 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. None given.

4. Consideration of Public Representations received with regards to items on the Agenda. None received.

5. To Consider the following Full Planning Applications:

Application No: **EPF/1587/21** Officer: Brendan Meade RETURN: 19th July 2021

Applicant: Lita Fox

Location: **16 Hill Road, Theydon Bois, Epping CM16 7LX**

Proposal: Demolition of existing conservatory and porch and erection of single storey front, side and rear extension and new porch.

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 front porch to remain unenclosed, to preserve symmetry with the adjoining property.

Application No: **EPF/1661/21** Officer: Kie Farrell RETURN: 26th July 2021

Applicant: Mr Matthew Gerrish

Location: **14 Morgan Crescent, Theydon Bois, Epping CM16 7DX**

Proposal: Outbuilding in rear garden for use as a gymnasium.

Return: Objection. Due to its large size, the Committee felt this outbuilding would be an excessive and disproportionate addition to the site and would negatively affect the amenity of surrounding neighbours in terms of visual impact.

Application No: **EPF/1674/21** Officer: David Maguire RETURN: 19th July 2021

Applicant: Mr Dean Esnard

Location: **11 Red Oaks Mead, Theydon Bois, Epping CM16 7LA**

Proposal: Front Porch.

Return: No Objection

Application No: **EPF/1680/21** Officer: Muhammad Rahman RETURN: 26th July 2021

Applicant: Mrs Barbara Houghton

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

Proposal: Application for amendment to EPF/0459/15 to raise front gable and ridge of new roof.

Return: No Objection – subject to two conditions: (1) all extant Conditions from the previous Permission Grant for the present dwelling and extensions, being EPF/0459/15, be carried over to this application; (2)

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.

6. To Consider the following Lawful Development Certificate applications:

Application No: **EPF/1589/21** Officer: Brendan Meade RETURN: 19th July 2021
 Applicant: Lita Fox

Location: **16 Hill Road, Theydon Bois, Epping, CM16 7LX**

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a flat roof dormer.

Return: Comment: The Committee expressed disappointment that the proposed gable end will have the effect of unbalancing this pair of semi-detached houses to the detriment of the street scene.

Application No: **EPF/1635/21** Officer: Alastair Prince RETURN: 26th July 2021
 Applicant: Mr Charles Ross

Location: **28 Heath Drive, Theydon Bois, Epping, CM16 7HL**

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Return: No Objection

7. Planning Clerk's Report

- 1) After a short delay, EFDC launched the Local Plan Main Modifications public consultation on 15th July 2021 and confirmed that the process will run for an extended period of ten weeks – to 23 September.
- 2) The Parish Council has submitted a response to the Planning Inspectorate re. the Enforcement Appeal on the Old Forester's site, Station Hill.

Recent Planning Decisions: 1st July to 14th July 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/1493/21	016517	22 Purlieu Way Theydon Bois Epping CM16 7ED	Application for a Lawful Development certificate for a proposed hip to gable loft conversion with rear dormer and front rooflights.	FINAL DECISION	16-06-2021	Lawful
EPF/1420/21	021106	36 Blackacre Road Theydon Bois Epping CM16 7LU	Two storey side and rear extension. Loft room with rear dormer. Facade alterations. (Revised application to EPF/0422/21)	FINAL DECISION	10-06-2021	Grant Permission (With Conditions)
EPF/1203/21	009992	Land adjacent to Gun Cottage Abridge road Theydon Bois CM16 7NN	Create of new access and area of hardstanding for plant access and associated vehicle parking.	FINAL DECISION	09-06-2021	Refuse Permission
EPF/0649/21	015156	Warreners Theydon Road Theydon Bois Epping CM16 4EE	Proposed single storey extension over the existing garage with main roof alterations, x2 no. new dormer windows.	FINAL DECISION	25-05-2021	Grant Permission (With Conditions)
EPF/1197/18	021292	Rozel Loughton Lane Theydon Bois Epping Essex CM16 7JY	Retention of new bungalow as built to land the rear of Rozel (Re-submission of refused application EPF/0184/18)	FINAL DECISION	11-05-2018	Grant Permission (With Conditions) Subject to Legal Agreement

8. Any Other Matters relating to Planning, without decision

A member of the public, who is a member of the Theydon Bois & District Rural Preservation Society committee, asked if the Planning Committee knew what was happening with the two bungalows on Coppice Row, both of which have been identified as a site for residential development in the Epping Forest District New Local Plan (submission version, 2017). The Committee understands that one of the bungalows has now been sold.

Cllr Gooch closed the meeting at 8.55 PM.

Signed Cllr Peter Gooch (Chairman)

19th August 2021