

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 19th August 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, Planning Clerk

Members of the Public Present: 26

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 15th 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.

All members of the public present confirmed interest in planning application EPF/2151/21

Five written representations had been received regarding planning application EPF/2151/21: one from Theydon Bois Primary School; one on behalf of Theydon Bois & District Rural Preservation Society (TB&DRPS); three from members of the public.

The Agent representing the Applicants of planning applications EPF/1776/21 and EPF/1780/21 registered to make representations for those applications.

Written representations from the Theydon Bois Tree Warden and from TB&DRPS had been received in respect of planning application EPF/1780/21

5. To Consider the following Prior Approval Application:

Application No: **EPF/2151/21** Officer: Sukhvinder Dhadwar RETURN: 1st September 2021

Applicant: CK Hutchison Networks (UK) Ltd

Location: **Orchard Drive, Theydon Bois, Epping CM16 7DH**

Proposal: Application to determine if Prior Approval is required for a proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

Return: **Strong Objection – due to the following concerns:**

- The 15m high 5G monopole mast (and associated equipment) would be visually out of scale within the local context, and not in keeping with its surroundings. The mast would be a dominant and incongruous vertical feature placed in an open horizontal landscape predominantly characterised by grass verges, open front garden areas, and low-level buildings.
- The mast would be visually intrusive and detrimental to the character, appearance and amenity of the locality and, in the Committee's view, the proposal would be extremely harmful to the streetscene.
- The proposed siting would be outside the village Primary School, directly against the school railings, and the School is objecting to this proposal in the strongest terms. The School was not pre-consulted about this application before it was registered with Epping Forest District Council. The proposed siting is the

busiest stretch of pavement in the village while school children are dropped off and picked up from school.

- The mast would be highly conspicuous. It would be sited in close proximity to residential dwellings, where it would be in clear view from the windows of those properties opposite. The 15m high mast would impose itself on the immediate surroundings and the horizon. It would also be clearly visible from the junction with Coppice Row and from the Village Green (which is part of Epping Forest Special Area of Conservation).
- Contrary to the application, the mast would not be amply screened by tall mature trees. Trees in the vicinity are positioned behind the proposed siting, are less than 10m tall and are deciduous. The mast would therefore not be suitably camouflaged, contrary to paragraph 115 of the National Planning Policy Framework, 2021.

6. To Consider the following Full Planning Applications:

Application No: **EPF/1776/21** Officer: Kie Farrell RETURN: 23rd August 2021

Applicant: Mr Kristopher Rundle

Location: **Sorrell House, Coppice Row, Theydon Bois, Epping CM16 7DL**

Proposal: Proposed single storey rear extension.

Return: **No Objection – subject to** a condition requesting that further Permitted Development Rights under Schedule 2, Part 1, Classes A, AA and B of the Town and Country Planning Order 2015 are removed from this property to allow the Local Authority to manage any future proposals. Reason: to protect the amenity of the adjacent neighbouring properties.

Application No: **EPF/1780/21** Officer: David Maguire RETURN: 23rd August 2021

Applicant: Mr Thomas Roast

Location: **11 Piercing Hill, Theydon Bois, Epping CM16 7JN**

Proposal: Proposed dropped curb (Revised application to EPF/0211/21).

Return: **Objection –** The proposal would result in an unacceptable loss of a significant section of the green verge to the front of the property, and, as noted by the Trees and Landscape Officer, could result in the early demise of the large specimen field maple - one of the village's landmark trees - situated adjacent to the site. The Committee also feels this location would present a hazardous entry and exit point onto Piercing Hill.

7. To Consider the following Works to Protected Trees application:

Application No: **EPF/1964/21** Officer: Robin Hellier RETURN: 23rd August 2021

Applicant: Mr Simon Morris

Location: **Theydon Towers, Theydon Road, Theydon Bois, Epping, CM16 4FF**

Proposal: TPO/EPF/10/83 – T1-T15, T18-T30 & T35: 29 x Lime – crown reduce by up to 3m in height and up to 2m on laterals, as specified.

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

8. To Note the following Approval of Details application:

Application No: **EPF/1812/21** Officer: Sophie Ward Bennett RETURN: 16th August 2021

Applicant: Mr Gurjit Singh Chana

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

Proposal: Application for Approval of Details reserved by Condition 3 "(documentary and photographic) details of the type and colours of the external finishes" for EPF/1226/21. (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 requested that a Condition is added to any Grant of Approval stipulating that only red /brown coloured hanging tiles, as shown on plans submitted, are used for the front façade of this extension.

9. Planning Clerk's Report

- (1) The Government recently revised its key planning document the National Planning Policy Framework (NPPF). The revised version is dated July 2021.
- (2) EFDC has launched a two-stage public consultation of its 'Big 4' Housing Strategy Review. Initial views via a 'Have your Say' on-line survey are invited up to 30th August 2021, before Stage 2 invites formal responses from stakeholders. EFDC hosted a Review briefing for parish and town councillors on 16th August. The Planning Clerk attended the briefing and distributed notes and presentation slides to Councillors.
- (3) An agent acting on behalf of a property owner in the Abridge Road contacted the Parish Office regarding a pre-application for housing development at the site. Since the proposed development is in the Green Belt and in an unsustainable location, the agent was advised that the Parish Council prefers to reserve its comments and position until such time as a formal planning application is submitted.
- (4) In response to an enquiry regarding ongoing roof alteration works to a property in Purlieu Way, Epping Forest District Council has confirmed there is no breach of planning permission.

Recent Planning Decisions: 15th July to 18th August 2021

| Application Number | File Number | Site Address | Development Description | Status | Date Registered | Decision |
|--------------------|-------------|---|--|----------------|-----------------|------------------------------------|
| EPF/1674/21 | 002583 | 11 Red Oaks Mead Theydon Bois Epping CM16 7LA | Front porch. | FINAL DECISION | 01-07-2021 | Grant Permission (With Conditions) |
| EPF/1661/21 | 017495 | 14 Morgan Crescent Theydon Bois Epping CM16 7DX | Outbuilding in rear garden for use as a gymnasium. | FINAL DECISION | 30-06-2021 | Refuse Permission (Householder) |
| EPF/1635/21 | 018681 | 28 Heath Drive Theydon Bois Epping CM16 7HL | Certificate of lawful development for a proposed single storey rear extension. | FINAL DECISION | 28-06-2021 | Not Lawful |
| EPF/1589/21 | 022885 | 16 Hill Road Theydon Bois Epping CM16 7LX | Application for a Lawful Development certificate for a proposed loft conversion with a flat roof dormer. | FINAL DECISION | 24-06-2021 | Lawful |
| EPF/1587/21 | 022885 | 16 Hill Road Theydon Bois Epping CM16 7LX | Demolition of existing conservatory and porch and erection of single store front, side and rear extension and new porch. | FINAL DECISION | 24-06-2021 | Grant Permission (With Conditions) |
| EPF/1513/21 | 002583 | 11 Red Oaks Mead Theydon Bois Epping CM16 7LA | Application for a Lawful Development certificate for a proposed single storey rear extension. | FINAL DECISION | 18-06-2021 | Not Lawful |
| EPF/1474/21 | 008666 | 36A Piercing Hill Theydon Bois Epping CM16 7JW | 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). | FINAL DECISION | 17-06-2021 | Grant Permission (With Conditions) |
| EPF/1295/21 | 005417 | 38 Hill Road Theydon Bois Epping CM16 7LX | First floor rear extension, raise the roof with added front & rear dormers and enlarge front porch. | FINAL DECISION | 17-06-2021 | Grant Permission (With Conditions) |
| EPF/1460/21 | 011169 | 37 Forest Drive Theydon Bois Epping CM16 7HA | Rear/side single storey extension and side first floor extension. | FINAL DECISION | 15-06-2021 | Refuse Permission (Householder) |
| EPF/1421/21 | 001166 | 35 Piercing Hill Theydon Bois Epping CM16 7JW | TPO/EPF/05/04 T12: Pine - Fell and replace, as specified. | FINAL DECISION | 10-06-2021 | Refuse Permission |

10. To Discuss: Consultation on the Main Modifications to the Epping Forest District New Local Plan (2011-2033)

Public consultation on the Main Modifications to the Epping Forest District New Local Plan runs until 23rd September 2021. Committee Members will review Main Modifications and Additional Modifications material for fuller discussion at the next Planning Committee Meeting, scheduled for 2nd September 2021.

11. Any Other Matters relating to Planning, without decision. None

Cllr Gooch closed the meeting at 9.25 PM.

Signed Cllr Peter Gooch (Chairman)

2nd September 2021