

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 2nd September at 8.00 PM

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

Apologies for Absence: Cllr Blake

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: Two

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 19th August 2021. APPROVED, subject to correction Item 4: written representation from Theydon Bois & District Rural Preservation Society had been received regarding Planning Application EPF/1780/21.

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/1839/21** Officer: Muhammad Rahman RETURN: 6th September 2021

Applicant: Mr Damien Muretti

Location: **10 Baldocks Road, Theydon Bois, Epping CM16 7EB**

Proposal: Loft conversion with rear dormer and Juliet balcony (amended application to EPF/0792/21).

Return: No Objection – subject to a Condition that works under this planning application must be carried out concurrently with works for planning application EPF/1840/21. Reason: in the interests of preserving the symmetry of this pair of semi-detached houses.

Application No: **EPF/1840/21** Officer: Muhammad Rahman RETURN: 6th September 2021

Applicant: Mr Damien Muretti

Location: **12 Baldocks Road, Theydon Bois, Epping CM16 7EB**

Proposal: Loft conversion with a rear dormer.

Return: No Objection – subject to a Condition that works under this planning application must be carried out concurrently with works for planning application EPF/1839/21. Reason: in the interests of preserving the symmetry of this pair of semi-detached houses.

Application No: **EPF/1958/21** Officer: David Maguire RETURN: 13th September 2021

Applicant: Mr Steve Townsend

Location: **1A Graylands, Theydon Bois, Epping CM16 7LB**

Proposal: Loft extension.

Return: Objection. The Planning Committee considered this application in the light of Epping Forest District Council's (EFDC) refusal of planning application EPF/2401/16 for a three-bedroom house. The current proposal would change this two-bedroom house, constructed under Permission Grant EPF/0247/17, to a three-bedroom house. The rear garden would be disproportionately small in terms of amenity, and the roof shape would revert from its current semi-hipped shape to a two-sided fully gabled roof scape, thus reverting to a roof scape that, as formerly proposed, was not considered acceptable by EFDC for this property in the context of its surroundings.

6. To Consider the following Approval of Details Applications:

Application No: **EPF/2019/21** Officer: Sophie Ward Bennett RETURN: 6th September 2021
Applicant: Mr L Dalligan

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

Proposal: Application for Approval of Details reserved by conditions 3 “details of the type and colours of the external finishes”, 6 “scheme to enhance the nature conservation interest of the site, including provision of bird and bat boxes” & 7 “full details of both hard and soft landscape works (including tree planting) and implementation programme” for EPF/1420/21 (Two storey side and rear extension. Loft room with rear dormer. Façade alterations).

Return: Objection – the Planning Committee noted that the EFDC Trees and Landscape Team had not been consulted on planning application EPF/1420/21 and had recently expressed concern that landscape proposals for the front garden show a reduction in soft landscaping that would necessitate the loss of part of the established hedge along the road frontage. Retention of an evergreen hedge to the front was a condition of the Parish Council’s ‘No Objection’ planning return for EPF/1420/21. The Planning Committee also noted the Trees and Landscape Officer’s concerns that the rear garden ground cover which was ‘to be retained as far as practically possible’ has been completely removed.

Application No: **EPF/2057/21** Officer: Sophie Ward Bennett RETURN: 13th September 2021
Applicant: The City of London Corporation

Location: **Land lying south of Coppice Row, Theydon Bois, Epping CM16 7DR**

Proposal: Application for Approval of Details reserved by condition 3 “details of surface water drainage & scheme for introduction of natural flood management” for EPF/0659/20. (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 purposes of construction access & future maintenance access to the dam).

Return: Noted

7. Planning Clerk’s Report

- (1) Planning Inspector Louise Phillips will be on maternity leave from early November. If she has not completed her report on the Examination of the Epping Forest District Local Plan (2011-2033) before that time, Inspector Matthew Birkinshaw will take over.
- (2) The Parish Office has reported ongoing engineering works (ground levelling and the addition of hardcore) at the Old Forester’s Site on Station Hill to Epping Forest District Council Planning Enforcement. EFDC Planning Enforcement subsequently advised that, while the case was under investigation and enforcement notices would be issued as soon as possible, it is the responsibility of the landowner to take the relevant legal action to remove the travellers currently encamped there from the land. Cllr Gooch will ask the Parish Clerk to write to the head of planning enforcement at EFDC to ask why the Council has not issued a stop notice, and also consider reporting concerns about public health and anti-social behaviour to the Council’s environmental health team.
- (3) The Parish Office has received a communication from an agent concerning a proposal to create native woodland planting on 60 hectares of former farmland at Blunts Farm. Documents received have been circulated to members of the Parish Council Planning Committee. The Theydon Bois Tree Warden has written to the Trees and Landscape Planning Team and the Countryside Team at EFDC to express concerns about the proposal’s potential impact on two existing Local Wildlife Sites at this location.

Planning Decisions: 19th August to 1st September 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/1465/21	002945	The Vicarage 2 Piercing Hill Theydon Bois Epping CM16 7JN	TPO/EPF/20/09 T18: Field Maple - Crown reduce, as specified, to give clearance over neighbours garage and telephone cable.	FINAL DECISION	16-06-2021	Grant Permission (With Conditions)

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

Cllr burn had circulated to Committee members a draft response to *MM180 – Policy P 8 (Theydon Bois) TYBR.R1 – Land at Forest Drive*. The content of this response, relating to the protection of trees on and adjacent to the site, was agreed. Cllr Burn offered to draft responses to other Main Modifications and Additional Modifications as are relevant to Theydon Bois, for consideration by the Committee at its next meeting on 16th September.

As agreed by the Committee and echoed by a representative of Theydon Bois Action Group, the Parish Council will submit a comment on the siting of the proposed 'Theydon Bois Wood' SANG (Suitable Alternative Natural Greenspace) relating to EFDC's Green Infrastructure Strategy. It was felt that Parish Council's concerns about this proposed SANG, as expressed during EFDC-hosted workshops in 2020, have not been taken account of, namely: that the Woodland Trust area is remote from the main settlement of Theydon Bois, and other commentators have since alluded to the fact that, apart from the pedestrian path on the Abridge Road, the site is only accessible via public footpaths which cross private land, not in the ownership of the Trust. There is no parking provision.

Cllr Gooch recorded his thanks to Cllr Burn, on behalf of all Committee members, for all her diligent work on the Parish Council's response to the Main Modifications and Additional Modifications of the Epping Forest District New Local Plan (2011-2033).

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

Cllr Gooch closed the meeting at 9.40 PM.

Signed Cllr Peter Gooch (Chairman)

2nd September 2021