

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 16th September at 8.00 PM

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

Apologies for Absence: Cllr Burn, Cllr Hannibal

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: One

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 19th August 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.

Cllrs Gooch and Morton declared a personal but non-pecuniary interest in application EPF/2266/21 by virtue of the Applicant being a fellow member of Theydon Bois Golf Club.

Cllr Blake declared a personal but non-pecuniary interest in application EPF/2108/21 by virtue of the Applicant being known to her. Cllr Blake would not take part in discussion relating to this item.

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/1878/21** Officer: Muhammad Rahman

Applicant: Ms Amanda Hughes

Location: **Lamorna, Coppice Row, Theydon Bois, Epping CM16 7ES**

Proposal: Alterations to existing front dormer.

Return: No Objection

Application No: **EPF/1971/21** Officer: Caroline Brown

Applicant: Mr T Stephenson

Location: **52 Morgan Crescent, Theydon Bois, Epping CM16 7DX**

Proposal: Demolish existing detached garage and carport, erection of two storey side extension and single storey rear extension.

Return: No Objection

Application No: **EPF/2027/21** Officer: Caroline Brown

Applicant: Mr T Osbourne

Location: **2 The Weind, Theydon Bois, Epping CM16 7HP**

Proposal: Proposed demolition of a garage and erection of a two-storey side and single storey rear extension.

Return: No Objection – subject to the height of the proposed roof ridge line being lowered to match the ridge line height of the adjoining semi-detached property.

Application No: **EPF/2077/21**

Officer: Alastair Prince

Applicant: Wilson

Location: **42 Purlieu Way, Theydon Bois, Epping CM16 7EH**

Proposal: Demolish the existing rear extension and dormer. Alterations to the existing roof and erect a single storey rear extension.

Return: No Objection – in the context of the two-storey dwelling pattern of the street scene, and the adjoining bungalow already having converted its roofscape to a gable end, the Committee considered the proposed hip to gable roof extension of this bungalow to be acceptable.

6. To Consider the following Tree Preservation Order planning applications:

Application No: **EPF/2125/21**

Officer: Robin Hellier

Applicant: Mrs Debbie Glover

Location: **Rosebank, Coppice Row, Theydon Bois, Epping CM16 7DS**

Proposal: TPO/EPF/06/21 T1: Pine – Root prune, as specified

Return: No Objection – subject to works being carried out under the guidance of the EFDC Tree Officer.

Application No: **EPF/2266/21**

Officer: Robin Hellier

Applicant: Mr Ian Carter

Location: **11 Woodland Way, Theydon Bois, Epping CM16 7DY**

Proposal: TPO/EPF/60/09 (Ref: T2) T1: Oak – Target prune lateral branches by up to 1m, as specified. Crown lift, as specified.

Return: No Objection – subject to works being carried out under the guidance of the EFDC Tree Officer.

7. To Consider the following Lawful Development certificate applications:

Application No: **EPF/2045/21**

Officer: Alastair Prince

Applicant: Mr Mohamed Ayaz Vankad

Location: **Granville, 119 Theydon Park Road, Theydon Bois, Epping CM16 7LS**

Proposal: Application for a Lawful Development certificate for confirmation of implementation of Planning Application Ref: EPF/3364/17 as required before 7 August 2021.

Return: No Objection – the Committee requested that the Planning Officer is satisfied that relevant notice to, and subsequent inspection of works by, Building Control are in order and relevant to EPF/3364/17.

Application No: **EPF/2108/21**

Officer: Caroline Brown

Applicant: Ms Sue Scott

Location: **3 Orchard Drive, Theydon Bois, Epping CM16 7DH**

Proposal: Application for a Lawful Development certificate for a proposed extension of existing conservatory at rear of property, with vaulted glass roof and patio extended.

Return: No Objection

8. Planning Clerk's Report

- EFDC Planning Enforcement had confirmed an enforcement notice will be served on the registered owner of the Old Foresters' site at Station Hill. The notice will require the cessation of the current use by travellers and the removal of all mobile homes and associated vehicles.
- The Planning Clerk submitted two enquiries to EFDC Planning Enforcement: (a) concerns relating to the size and scale of an outbuilding being constructed in the rear garden of a property in Dukes Avenue; (b) construction of 1.8 m high metal railings and gates to front and side boundaries of a property in Theydon Park Road.
- The Parish Council withdrew its objection to EPF/0364/21 – being Crystal Brook (garage and new stables) – following review of the Planning Officer's Report and the suggested Conditions to be applied.

- Theydon Bois Action Group copied the Parish Council an email to the EFDC case officer assigned to planning application EPF/2151/21 – advising that a Freedom of Information request had confirmed Essex County Council does not hold information relating to the installation on 21 July 2021 of a dry liner box into pavement outside Theydon Bois Primary School.

Planning Decisions: 2nd September to 15th September 2021

Application Number	Address	Development	Decision
EPF/1776/21	Sorrel House, Coppice Row, Theydon Bois CM16 7DL	Proposed single storey rear extension	Grant Permission (With Conditions)

9. To Discuss: Theydon Bois Parish Council responses to the Main Modifications and Additional Modifications to the Epping Forest District New Local Plan (2011-2033). Final responses due to EFDC by 23rd September 2021.

Committee members approved Theydon Bois Parish Council draft responses to Main Modifications MM54, MM56, MM59, MM90, MM180, MM181 and MM182; MM46, MM47 and ED124F/EB159F (Policy DM 2 & ‘Epping Forest Green Infrastructure Strategy’: SPD); MM74, MM75 and ED126/EB212 (Policy DM 22 & Epping Forest Interim Air Pollution Mitigation Strategy’). The Committee expressed sincere thanks to Cllr Burn for drafting the responses.

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

A representative of Theydon Bois & District Rural Preservation Society asked if anything further was known about proposed planting of trees at Blunts Farm. Cllr Gooch advised that to his knowledge this proposal had not been registered with EFDC Planning Services.

Cllr Gooch closed the meeting at 9.25 PM.

Signed Cllr Peter Gooch (Chairman)

7th October 2021