



Application No: **EPF/2155/21** Officer: Zara Seelig

Applicant: Mr A Demitriou

Location: **26 Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: Replacement front gates.

**Return: Objection.** The Committee feels the proposal would be a visually intrusive development, appearing out of context and detrimental to the open character and appearance of the surrounding Green Belt area.

Application No: **EPF/2203/21** Officer: Kie Farrell

Applicant: Alex and Paul Phillips

Location: **The Briars, Coppice Row, Theydon Bois, Epping CM16 7DL**

Proposal: Single storey rear extension.

**Return: Permission Grant noted**

Application No: **EPF/2206/21** Officer: Sukhvinder Dhadwar

Applicant: Mr Russell Tucker

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

Proposal: Proposed crossover for the purpose of bringing machinery and plant onto the field (only means of access).

**Return: Strong Objection** – on grounds that the proposal is inappropriate development in the Green Belt, where no very special circumstances exist to outweigh the harm that would be caused to the openness of the rural area.

Application No: **EPF/2227/21** Officer: Muhammad Rahman

Applicant: Mrs Leanne Green

Location: **31 Blackacre Road, Theydon Bois, Epping CM16 7LT**

Proposal: Single storey front extension and single garage.

**Return: Objection.** In the Committee's opinion, the proposal would be visually obtrusive, its scale and form not contributing to the distinctive character of the property, nor to the character of the area or to its amenity.

Application No: **EPF/2286/21** Officer: Muhammad Rahman

Applicant: Mr M Hathaway

Location: **47 Forest Drive, Theydon Bois, Epping CM16 7HB**

Proposal: Rear single storey extension with monopitch roof and rooflights. New roof to be extended across full width of property. Conversion of existing garage into habitable space.

**Return: No Objection**

Application No: **EPF/2314/21** Officer: Alastair Prince

Applicant: Mr and Mrs McKenna

Location: **Mistleton, 8a Piercing Hill, Theydon Bois, Epping CM16 7JN**

Proposal: Erection of a residential outbuilding.

**Return: No Objection** – subject to a Condition that the outbuilding is not to be used for primary residential accommodation or for any business or commercial purposes at any time.

Application No: **EPF/2317/21** Officer: Kie Farrell

Applicant: Mr R Cornish

Location: **25 Baldocks Road, Theydon Bois, Epping CM16 7EB**

Proposal: Hip to gable alteration to main roof, remove pitch to rear extension (new flat roof behind parapet), rear dormer at first floor and Juliet balcony to rear.

**Return: No Objection.** The Committee regretted the loss of the hipped roof.

## **6. To consider the following Certificate of Lawful Development application:**

Application No: **EPF/2344/21** Officer: Brendan Meade

Applicant: Mr C Pearce

Location: **69 Duke Avenue, Theydon Bois, Epping CM16 7HQ**

Proposal: Certificate of lawful development for a proposed side extension.

**Return: Objection.** The Committee does not believe this proposal qualifies as Permitted Development due to the side elevation of the property, which is proposed to be extended, fronting the highway.

## 7. Planning Clerk’s Report

- Prior Approval application EPF-2151-21 – for the erection of a 5G Telecommunications mast outside Theydon Bois Primary School in Orchard Drive – has been refused by EFDC.
- Notification of an Appeal submitted to the Planning Inspectorate for 39 Dukes Avenue.
- EFDC Planning Services has been alerted to a lapse in usual process after a recent planning application was granted under planning officer delegated authority, despite the Parish Council’s objection return.

## Planning Decisions: 16<sup>th</sup> September to 6<sup>th</sup> October 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2203/21	012479	The Briars Coppice Row Theydon Bois Epping CM16 7DL	Single storey rear extension.	FINAL DECISION	08-09-2021	Grant Permission (With Conditions)
EPF/2027/21	031293	2 The Weind Theydon Bois Epping CM16 7HP	Proposed demolition of a garage, removal of side dormer and erection of a first floor side extension, two storey side and single storey rear extension.	FINAL DECISION	27-08-2021	Grant Permission (With Conditions)
EPF/1971/21	023422	52 Morgan Crescent Theydon Bois Epping CM16 7DX	Demolish existing detached garage and carport, erection of two storey side extension and single storey rear extension.	FINAL DECISION	26-08-2021	Grant Permission (With Conditions)
EPF/2108/21	031291	3 Orchard Drive Theydon Bois Epping CM16 7DH	Application for a Lawful Development certificate for a proposed extension of existing conservatory at rear of property, with vaulted glass roof & patio extended.	FINAL DECISION	24-08-2021	Lawful
EPF/1878/21	015859	Lamorna Coppice Row Theydon Bois Epping CM16 7ES	Alterations to existing front dormer.	FINAL DECISION	23-08-2021	Grant Permission (With Conditions)
EPF/1958/21	024870	1 A Graylands Theydon Bois Epping CM16 7LB	Loft extension.	FINAL DECISION	20-08-2021	Grant Permission (With Conditions)
EPF/1840/21	030443	12 Baldocks Road Theydon Bois Epping CM16 7EB	Loft conversion with a rear dormer.	FINAL DECISION	12-08-2021	Refuse Permission (Householder)
EPF/1839/21	011166	10 Baldocks Road Theydon Bois Epping CM16 7EB	Loft conversion with rear dormer and Juliet balcony (Amended application to EPF/0792/21).	FINAL DECISION	12-08-2021	Refuse Permission (Householder)
EPF/2151/21	031276	Orchard Drive Theydon Bois Epping Forest CM16 7DH	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.	FINAL DECISION	11-08-2021	Prior Approval Required and Refused
EPF/1964/21	006699	Theydon Towers Theydon Road Theydon Bois Epping CM16 4EF	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.	FINAL DECISION	27-07-2021	Grant Permission (With Conditions)
EPF/1680/21	015614	31 Piercing Hill Theydon Bois Epping CM16 7JW	Application for amendment to EPF/0459/15 to raise front gable and ridge of new roof.	FINAL DECISION	01-07-2021	Grant Permission (With Conditions)
EPF/0364/21	000466	Crystal Brook Little Gregories Lane Theydon Bois Epping CM16 7JP	Construction of a single storey garage building and extension of existing stables, following demolition of existing garages and other buildings on site.	FINAL DECISION	04-03-2021	Grant Permission (With Conditions)

## 8. Any Other Matters relating to Planning, without decision.

A Theydon Bois & District Rural Preservation Society representative asked about the current situation at the Old Forester’s site on Station Hill. Cllr Gooch advised EFDC has served enforcement notices on the occupiers and persons with interest in the land. If no Appeal is received, the occupiers are required to vacate the site within 4 weeks of 29<sup>th</sup> October 2021.

A Theydon Bois Action Group (TBAG) representative addressed the Committee concerning nuisance effects of activity at Blunts Farm, as is being experienced by village residents. Cllr Gooch said that the Parish Council would take this complaint forward to EFDC with the consent of the residents concerned.

A TBAG representative raised EFDC’s intended summarisation (at the request of the Inspector) of responses to new Local Plan Main Modifications that exceed 300 words – as reported by EFDC Planning Services at a recent meeting of the Local Councils’ Liaison Committee. Cllr. Gooch confirmed he would ask the EFDC Planning Portfolio Holder for the Parish Council to have sight of any summarisation of its responses, before these are forwarded to the Inspector.

**Cllr Gooch closed the meeting at 9.33 PM.**

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

21<sup>st</sup> October 2021