

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 21st October 2021 at 8.00 PM

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

Apologies for Absence: Cllr Hannibal

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: Four

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 7th October 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.

Cllr Burn declared a personal, but non-pecuniary, interest in any items commented on by the Theydon Bois and District Rural Preservation Society (the "TB&DRPS"), by virtue of being a Committee member. However, the interest was not deemed prejudicial, as she has made no contribution to their comments.

4. Consideration of Public Representations received with regards to items on the Agenda.

Written representations from Theydon Bois & District Rural Preservation Society had been received regarding applications EPF/2276/21 & EPF/2282/21; EPF/2368/21; EPF/2406/21; and EPF/2433/21.

The Applicant for EPF/2433/21 was registered to speak. The Committee approved a suggestion by Cllr Gooch to change the order of the Agenda so that EPF/2433/21 could be considered first.

5. To Consider the following Full Planning Applications:

Application No: **EPF/2433/21**

Officer: Kie Farrell

Applicant: Mr Geoffrey Shaw

Location: **2 Dukes Avenue, Theydon Bois, Epping CM16 7HE**

Proposal: The demolition of the existing 4 bedroom house and erection of two 3 bedroom houses.

Return: **No Objection – Subject to Conditions being attached to any Grant of Permission covering:**

(1) The removal of further Permitted Development rights as now covered by The Town and Country Planning (General Permitted Development) (England) Order 2015 (with amendments, including those of 2020) – including Schedule 2, Part 1, Classes A to F (inclusive) – from both Plot 1 and Plot 2 properties to protect the visual amenity of the street scene and allow the Local Authority to manage any further proposals.

(2) The protection and permanent retention (including protection during building work) of all existing verge trees planted along the grass verges in Dukes Avenue adjacent to Plot 1 and Plot 2 and in Forest Drive.

(3) The implementation, and permanent retention, of an evergreen boundary hedge to the front boundary (as indicated between points A and B on the Landscape Plan) of Plot 1, where this faces into Dukes Avenue, and along most of the rear boundary facing into Forest Drive.

(4) Clarification of the height of the brick wall, and the positioning of the brick pillars between the railings, forming the boundary treatment between points A and B (as indicated on the Landscape Plan).

(5) Full tiling to the lower eaves of both hip ends of the roof design of the house on Plot 1 (which the Committee understands is to be changed from a double ended gable, as initially proposed by the application, to a Dutch style half-hipped roof on both sides).

(6) New crossovers on Dukes Avenue to not exceed the standard width for this provision.

Application No: **EPF/2276/21**

Officer: Caroline Brown

Applicant: Mr Gary Donn

Location: **Love Cottage, Abridge Road, Theydon Bois, Epping CM16 7NN**

Proposal: Single storey extension.

Return: **No Objection – Subject to** clarification, and a Condition attached to any Grant of Permission, regarding the status, and the permanent retention, of the external hedge on the outer boundary of this property facing Abridge Road.

Application No: **EPF/2282/21**

Officer: Caroline Brown

Applicant: Mr Gary Donn

Location: **Love Cottage, Abridge Road, Theydon Bois, Epping CM16 7NN**

Proposal: Application for a Grade II Listed Building for a proposed single storey extension.

Return: **No Objection – Subject to** the requested Condition referenced in EPF/2276/21 above.

Application No: **EPF/2368/21**

Officer: David Maguire

Applicant: Sukhbir Kaur

Location: **13 Dukes Avenue, Theydon Bois, Epping CM16 7HG**

Proposal: Erection of two side dormer windows and one rear dormer window to facilitate a loft conversion.

Return: Objection. Noting the reasons for EFDC refusal of previous planning application EPF/3041/20, the Committee was of the opinion that the currently proposed two side dormer windows would similarly result in a property that would be overbearing, to the detriment of the street scene.

Application No: **EPF/2406/21**

Officer: Alastair Prince

Applicant: Mr and Mrs Bullman

Location: **5 The Weind, Theydon Bois, Epping CM16 7HP**

Proposal: Application for a proposed rear & side, part ground and part 2 storey extension.

Return: Objection. This proposed substantial extension was felt to lack architectural merit and be out of character with, and disproportionate to, the original building – to the detriment of the street scene and the adjoining semi-detached property.

6. To consider the following Approval of Details application:

Application No: **EPF/2522/21**

Officer: Sophie Ward-Bennett

Applicant: Mr & Mrs Aston

Location: **Little Oaks, Abridge Road, Theydon Bois, Epping RM4 1TX**

Proposal: Application for Approval of Details reserved by conditions 3 “details of foul and surface water disposal” & 4 “full details of both hard and soft landscape works (including tree planting) and implementation programme” for EPF/0930/21. (Replacement dwelling).

Return: **Noted** – the Committee was pleased to note metal open frame entrance gates.

7. Planning Clerk’s Report

- Two residents had asked if Theydon Bois Parish Council (TBPC) intended to comment on Planning Application EPF/2670/21: County Council application ESS/81/21EPF – being change of use to a construction and demolition waste recycling facility at Arnold’s Farm, 221 Ongar Road, Lambourne, Essex. Notwithstanding TBPC not being a Consultee for this application, the Committee felt it unlikely to impact on Theydon Bois in terms of heavy vehicle traffic, due to weight restrictions at Abridge bridge.
- 18 Forest Drive (currently Fish and Chip shop) – following dismissal of an Enforcement Appeal, the platform and railings outside the frontage of this property have now been removed.
- Epping Forest District Council Planning Policy Team confirmed the Inspector will be provided with full versions of all Epping Forest District New Local Plan Main Modifications representations, as well as summarized versions of any representations received that exceed 300 words.

Planning Decisions: 7th October to 20th October 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2317/21	009091	25 Baldocks Road Theydon Bois Epping CM16 7EB	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.	FINAL DECISION	17-09-2021	Grant Permission (With Conditions)
EPF/2314/21	010201	Mistleton 8 A Piercing Hill Theydon Bois Epping CM16 7JN	Erection of a residential outbuilding	FINAL DECISION	17-09-2021	Grant Permission (With Conditions)
EPF/2147/21	031316	15 Orchard Drive Theydon Bois Epping CM16 7DH	Proposed alteration of existing conservatory to form a lounge extension with a flat roof.	FINAL DECISION	14-09-2021	Grant Permission (With Conditions)
EPF/2115/21	031314	19 Forest Drive Theydon Bois Epping CM16 7EX	Replacement shopfront with a retractable black awning to underside of fascia sign box.	FINAL DECISION	14-09-2021	Grant Permission (With Conditions)
EPF/2127/21	002583	11 Red Oaks Mead Theydon Bois Epping CM16 7LA	Single storey rear extension.	FINAL DECISION	10-09-2021	Grant Permission (With Conditions)
EPF/2125/21	003714	Rosebank Coppice Row Theydon Bois Epping CM16 7DS	TPO/EPF/06/21 T1: Pine - Root prune, as specified.	FINAL DECISION	31-08-2021	Grant Permission (With Conditions)
EPF/2077/21	026552	42 Purlieu Way Theydon Bois Epping CM16 7EH	Demolish the existing rear extension and dormer. Alterations to the existing roof and erect a single storey rear extension.	FINAL DECISION	31-08-2021	Grant Permission (With Conditions)
EPF/2045/21	008422	Granville 119 Theydon Park Road Theydon Bois Epping CM16 7LS	Application for a Lawful Development certificate for confirmation of implementation of Planning Application Ref : EPF/3364/17 as required before 7 August 2021 .	FINAL DECISION	25-08-2021	Lawful
EPF/1812/21	031070	61 Woodland Way Theydon Bois Epping CM16 7DY	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).	FINAL DECISION	21-07-2021	Details Approved

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

Cllr Gooch closed the meeting at 9.55 PM.

Signed Cllr Peter Gooch (Chairman)

4th November 2021