

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 1st December 2021 at 8.00 PM

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

Apologies for Absence: Cllrs Burn, Hannibal and Morton

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: Three

1. Apologies for Absence: As above.

2. Confirmation of Minutes of the Meeting held on Thursday 18th November 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.

Written representation from a resident concerning planning application EPF/2681/21.

5. To Consider the following Full Planning Applications:

Application No: **EPF/2681/21** Officer: Marie-Claire Tovey RETURN: 13th December 2021

Applicant: Mr S Trim

Location: **1 Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping CM16 7NP**

Proposal: Retention of an existing cesspit, landscaping works including a bund & a wall within residential garden land to the rear of Theydon Hall Cottages, also retention of permeable hard surfacing and storage of a mobile home within the immediate curtilage of No. 1 Theydon Hall Cottages.

Return: Strong Objection – on the grounds that the planning application is detrimental to the openness of the Green Belt and will delay ongoing planning enforcement matters.

Application No: **EPF/2859/21** Officer: Alastair Prince RETURN: 6th December 2021

Applicant: Mrs J Coton

Location: **40 Woodland Way, Theydon Bois, Epping CM16 7DZ**

Proposal: Front single storey extension with pitched roof to facilitate a garage conversion and front porch enclosure.

Return: No Objection – the Committee noted a concern that this proposal is forward of the building line and will restrict off-street parking to one car.

6. To Consider the following Amended Planning Application:

Application No: **EPF/2588/21** Officer: Zara Seelig RETURN: 2nd December 2021

Applicant: Mr Geoffrey Cockram

Location: **Elmcroft, Coppice Row, Theydon Bois, Epping CM16 7ER**

Proposal: Demolition of existing conservatory and erection of a single storey rear extension.

Return: No Objection.

7. Planning Clerk's Report

- Planning Permission has been granted for two new dwellings at 2 Dukes Avenue, under EPF/2433/21, subject to an S106 Legal Agreement and various Conditions, including removal of permitted development rights Classes A to F inclusive, under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015.
- The proposal for a two-storey side extension at 5 The Weind will be decided at the Area Planning Sub-Committee East meeting on Wednesday 8th December 2021.
- Notification of an Appeal against EFDC Refusal of Planning Application EPF/1065/21 for the demolition of the existing dwelling and replacement with addition of loft accommodation at Bushwood, Sidney Road (Revised application to EPF/0028/21). The Parish Council objected to this application and will submit comments to the Planning Inspectorate.
- Three Appeals have been registered with respect to Enforcement Notices issued at the Old Forester's Site, Theydon Bois CM16 7NR. Appeals reference numbers being: APP/J1535/C/21/3285808; APP/J1535/C/21/328579; and APP/J1535/C/21/3285733.
- East Herts Council is reconsulting on amendments to outline planning application ref. 3/19/2124/OUT for the site known as "Village 7" of the Harlow/Gilston Garden Villages Development Area.

Planning Decisions 18th November to 30th November 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2282/21	002012	Love Cottage Abridge Road Theydon Bois Epping CM16 7NN	Application for a Grade II Listed Building for a proposed single storey extension.	FINAL DECISION	07-10-2021	Grant Permission (with Conditions)
EPF/2276/21	002012	Love Cottage Abridge Road Theydon Bois Epping CM16 7NN	Single storey extension.	FINAL DECISION	07-10-2021	Grant Permission (with Conditions)
EPF/2433/21	031344	2 Dukes Avenue Theydon Bois Epping CM16 7HE	The demolition of the existing 4 bedroom house and erection of two 3 bedroom houses.	FINAL DECISION	30-09-2021	Grant Permission (With Conditions) Subject to Legal Agreement

8. Review of Theydon Bois Parish Council Planning Committee Terms of Reference

An amended version of the Terms of Reference document, taking in comments received from Cllr Amos and Cllr Burn, was reviewed by Committee and approved for taking forward for formal approval at Full Council.

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

A member of the public mentioned that works vehicles accessing a property on Poplar Row have damaged the grass verge running alongside the footpath on the Green. The verge forms part of Epping Forest SSSI and Cllr Morris will report the damage to the City of London Corporation.

Cllr Gooch confirmed that a meeting with senior members of EFDC Development Management is to be arranged to discuss Parish Council concerns with specific planning enforcement.

A member of the public representing TBAG asked Cllr Gooch if there had been a decision on Planning Application EPF/2670/21 – Change of Use to a construction and waste demolition waste recycling facility at Arnolds Farm, Abridge. TBAG has submitted an objection to this proposal. The decision on this application rests with Essex County Council.

Cllr Gooch closed the meeting at 9.18 PM.

Signed Cllr Peter Gooch (Chairman)

16th December 2021