

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 December 2021 at 8.00 PM

Councillors Present: Cllrs Gooch (Chair), Amos, Blake, Hannibal, Morton

Apologies for Absence: Cllrs Burn, Morris and Wood

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: Five

1. **Apologies for Absence:** As above.

2. **Confirmation of Minutes of the Meeting held on Wednesday 1st December 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.**

A member of the public had registered to make a representation re planning application EPF/2796/21.

5. **To Consider the following Full Planning Applications:**

Application No: **EPF/2434/21** Officer: Zara Seelig RETURN: 20th December 2021
Applicant: Roland Frankel
Location: **25 Theydon Park Road, Theydon Bois, Epping CM16 7LR**
Proposal: Outline permission for detached house and garage.
Return: Objection. In the Planning Committee's opinion, the proposed plot is too cramped to properly accommodate a two storey house and garage.

Application No: **EPF/2604/21** Officer: Marie-Claire Tovey RETURN: 27th December 2021
Applicant: Mr Peter Horlock
Location: **Coppice View, 91 Coppice Row, Theydon Bois, Epping CM16 7DW**
Proposal: Proposed vehicular crossover.
Return: Objection – due to concerns about compromised highway safety, in line with Essex CC Highways and Transportation advice to EFDC that the proposal is unacceptable.

Application No: **EPF/2652/21** Officer: Marie-Claire Tovey RETURN: 27th December 2021
Applicant: Mr Peter Horlock
Location: **Coppice View, 91 Coppice Row, Theydon Bois, Epping CM16 7DW**
Proposal: Proposed single storey front/side rear extension including a new loft & loft extension.
Return: Objection. The proposal is considered to be overbearing, failing to respect its setting, and being out of context with properties in the immediate locality – to the detriment of the street scene.

Application No: **EPF/2796/21** Officer: Zara Seelig RETURN: 20th December 2021
Applicant: Carnevale
Location: **Greys Farm, Green Glade, Theydon Bois, Epping CM16 7LZ**
Proposal: Proposed front porch canopy, lean to on both side elevations & an extended rear balcony.
Return: Strong Objection. The Committee believes this proposal constitutes inappropriate and conspicuous development in the Green Belt, causing significant harm to the character and openness of the surrounding countryside.

Application No: **EPF/2903/21**

Officer: Zara Seelig

RETURN: 20th December 2021

Applicant: Mrs R Hahlani

Location: **13 Buxton Road, Theydon Bois, Epping CM16 7HD**

Proposal: Rear single storey extension with part two storey rear extension.

Return: No Objection.

6. To Consider the Certificate of Lawful Development application:

Application No: **EPF/2945/21**

Officer: Marie-Claire Tovey

RETURN: 20th December 2021

Applicant: Mr Matt Thompson

Location: **Ambresbury House, Theydon Road, Theydon Bois, Epping CM16 4EF**

Proposal: Application for a Lawful Development certificate for a proposed new garage (existing hard standing retained & new access not required).

Return: Objection. The Committee does not believe this proposal qualifies as Permitted Development due to the supporting brick pillars and stone coping of the proposed building, adjacent to the boundary, being above 2.5m in height. The Committee also has concerns about the potential dangers of vehicles entering and exiting the access.

7. Planning Clerk's Report

- EFDC has advised that two Appeals in respect to Enforcement Notices issued at the Old Forester's Site on Station Hill have been withdrawn, APP/J1535/C/21/3285808 and APP/J1535/C/21/3285733.
- EFDC also advised that a representative of the Old Foresters Site landowner is obtaining estimates for clearing the land of rubbish left behind by travellers. EFDC will consider serving an Enforcement Order on the untidy land if the rubbish is not removed within a reasonable time frame.
- The Planning Clerk has asked EFDC to confirm status of a third Appeal concerning the Old Foresters Site - reference APP/J1535/C/21/3285791. Comments from interested parties being due by 5th January 2022.
- Following dismissal at Appeal, EFDC has issued an Enforcement Notice relating to the erection of a fence and decking at Ivy House, formerly Blunts Farmhouse, in Coopersale Lane.
- EFDC is seeking views on the North Weald Airfield Employment Site Strategic Masterplan. Comments are due by 30th January 2022.
- EFDC has launched a consultation for Stage 2 of its Housing Strategy Review. The consultation closes on 17th December 2021

Planning Decisions 1st to 15th December 2021

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2616/21	025035	101 Coppice Row Theydon Bois Epping CM16 7DW	Infill carport & external makeover with the addition of an ensuite & landing windows.	FINAL DECISION	25-10-2021	Grant Permission (With Conditions)
EPF/2588/21	005976	Elmcroft Coppice Row Theydon Bois Epping CM16 7ER	Demolition of existing conservatory and erection of a single storey rear extension.	FINAL DECISION	22-10-2021	Grant Permission (With Conditions)
EPF/2584/21	011267	58 Forest Drive Theydon Bois Epping CM16 7EZ	Construction of a rear & side extension with a loft conversion including an enclosed balcony & gable end roof.	FINAL DECISION	22-10-2021	Refuse Permission (Householder)
EPF/2406/21	015726	5 The Weind Theydon Bois Epping CM16 7HP	Application for a proposed rear & side, part ground and part 2 storey extension.	FINAL DECISION	06-10-2021	Refuse Permission (Householder)
EPF/2206/21	009992	Land adjacent to Gun Cottage Abridge Road Theydon Bois CM16 7NN	Proposed crossover for the purpose of bringing machinery and plant onto the field (only means of access).	FINAL DECISION	16-09-2021	Refuse Permission

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

Cllr Morton noted that the hedge boundary facing the highway at Love Cottage, Abridge Road, appears to have been removed and replaced with low fencing. The permanent retention of this hedge is a Condition of the Grant of Permission for planning application EPF/2276/21.

Cllr Gooch closed the meeting at 9.20 PM.

Signed Cllr Paul Morris

6th January 2022