

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 6th January 2022 at 8.00 PM

Councillors Present: Cllrs Morris (Chair), Amos, Blake, Burn, Morton

Apologies for Absence: Cllrs Gooch, Hannibal and Wood

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 16th 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.**

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.** None received.

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

Application No: **EPF/2675/21** Officer: Kie Farrell RETURN: 10th January 2022
Applicant: Mr Matthew Gerrish
Location: **14 Morgan Crescent, Theydon Bois, Epping CM16 7DX**
Proposal: Revised scheme for an outbuilding in the rear garden for use as a gymnasium. Building reduced in size and further away from boundaries.
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/2854/21** Officer: Kie Farrell RETURN: 10th January 2022
Applicant: Mr Matthew Gerrish
Location: **14 Morgan Crescent, Theydon Bois, Epping CM16 7DX**
Proposal: Two and one storey side and rear extensions to house.
Return: Objection. The proposed scheme was felt to be disproportionately large and dominant – in the Committee’s opinion it would be likely to negatively impact on adjoining and adjacent neighbour amenity.

Application No: **EPF/2929/21** Officer: Muhammad Rahman RETURN: 10th January 2022
Applicant: Mr Daniel Muretti
Location: **10 Baldocks Road, Theydon Bois, Epping CM16 7EB**
Proposal: Loft conversion with a rear dormer
Return: No Objection.

Application No: **EPF/2930/21** Officer: Muhammad Rahman RETURN: 10th January 2022
Applicant: Mr Daniel Muretti
Location: **12 Baldocks Road, Theydon Bois, Epping CM16 7EB**
Proposal: Loft conversion with a rear dormer
Return: No Objection.

Application No: **EPF/2935/21**

Officer: Zara Seelig

RETURN: 10th January 2022

Applicant: Mr Matthew Jones

Location: **7 Red Oaks Mead, Theydon Bois, Epping CM16 7LA**

Proposal: Loft conversion and roof alterations.

Return: No Objection.

Application No: **EPF/2951/21**

Officer: Alastair Prince

RETURN: 10th January 2022

Applicant: Mr C Pearce

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

Proposal: Single storey side extension.

Return: Objection. It was considered that the proposal's unsympathetic design fails to relate positively to the original architectural proportions and character of this bungalow which is set in a highly visible location.

6. To Consider the following Prior Approval application:

Application No: **EPF/3186/21**

Officer: Graham Courtney

RETURN: 10th January 2022

Applicant: Mr & Mrs Jackson

Location: **Dorril, Loughton Lane, Theydon Bois, Epping CM16 7JZ**

Proposal: An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 5.00 metres, height to eaves of 3.00 metres & a maximum height of 3.00 metres.

Return: No Objection.

7. Planning Clerk's Report

- Re. the New Epping Forest District Local Plan – the Inspectors' Final Report is expected to be available during the first quarter of 2022.
- The Planning Clerk would circulate to Committee members the EFDC Comments Examination Document, as posted to the EFDC website dated 21st December 2021, following the Local Plan MM Consultation. The document relates to the Council, as competent authority, being satisfied that the policies within the Plan, together with adopted strategies, are capable of securing the necessary mitigation to ensure that there will be no adverse effect on the integrity of the Epping Forest Special Area of Conservation arising from development in the Local Plan, either alone or in combination with other plans and projects.
- Further to submission of a planning breach enquiry to EFDC concerning erection of gates and railings to the front of a property in Theydon Park Road: an EFDC Enforcement Officer has visited the site and advised the owner to submit a planning application.

Planning Decisions 16th December 2021 to 5th January 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2604/21	004512	Coppice View 91 Coppice Row Theydon Bois Epping CM16 7DW	Proposed vehicular crossover.	FINAL DECISION	29-11-2021	Refuse Permission (Householder)
EPF/2903/21	031395	13 Buxton Road Theydon Bois Epping CM16 7HD	Rear single storey extension with part two storey rear extension	FINAL DECISION	23-11-2021	Grant Permission (With Conditions)
EPF/2859/21	022466	40 Woodland Way Theydon Bois Epping CM16 7DZ	Front single storey extension with pitched roof to facilitate a garage conversion and front porch enclosure	FINAL DECISION	12-11-2021	Grant Permission (With Conditions)
EPF/2702/21	004062	33 Buxton Road, Theydon Bois Epping CM16 7HD	TPO/EPF/43/09 T1: Oak - Crown reduce lateral branches by up to 2m, as specified.	FINAL DECISION	21-10-2021	Grant Permission (With Conditions)

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

Cllr Morris closed the meeting at 9.12 PM.

Signed Cllr Peter Gooch

20th January 2022