

Proposal: Application for a Non-Material Amendment to EPF/0704/21 (change size of rear first floor bedroom window). Demolition of existing ground floor level rear conservatory and rear extension. Erection of part single storey and part double storey rear extension. (Revised application to EPF/2475/20).

Return: No Objection.

7. Planning Clerk's Report

Natural England has advised EFDC that extensions are not normally required to mitigate against harm to the Epping Forest Special Area of Conservation unless they create a separate or additional dwelling.

EFDC refused two Planning Applications to which the Parish Council recently strongly objected: being those relating to 'Greys Farm'; and 'Land and Buildings at Coopersale Lane' noted in the Planning Decisions list below. Both sites are located within the Green Belt.

2 Dukes Avenue –a revised application has been submitted to EFDC that increases the number of bedrooms from 3 to 4 for each of the two proposed new houses at this site.

A resident complaint had been received concerning noise disturbance from a restaurant in Forest Drive. The Planning Clerk would ask EFDC for details of the premises licence for this business.

Planning Decisions 6th to 19th January 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2929/21	011166	10 Baldocks Road Theydon Bois Epping CM16 7EB	Loft conversion with a rear dormer.	FINAL DECISION	14-12-2021	Grant Permission (With Conditions)
EPF/2675/21	017495	14 Morgan Crescent Theydon Bois Epping CM16 7DX	Revised scheme for an outbuilding in the rear garden for use as a gymnasium. Building reduced in size and further away from boundaries.	FINAL DECISION	14-12-2021	Grant Permission (With Conditions)
EPF/3186/21	015208	Dorril Loughton Lane Theydon Bois Epping Essex CM16 7JZ	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.	FINAL DECISION	10-12-2021	Prior Approval Not Required
EPF/2796/21	000290	Greys Farm Green Glade Theydon Bois Epping CM16 7LZ	Proposed front porch canopy, lean to on both side, elevations & an extended rear balcony.	FINAL DECISION	24-11-2021	Refuse Permission (Householder)
EPF/2402/21	002689	Land and Buildings at Coopersale Lane Coopersale Lane Theydon Bois Epping CM16 7NT	Change of use from agricultural to B8 storage and associated development.	FINAL DECISION	19-10-2021	Refuse Permission

8. To Note: Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments. Comments to be received by 21 February 2022

Cllr Amos felt the document was well written. Cllr Morris noted that extension and refurbishment projects not requiring planning permission are exempt from the guidance. Cllr Burn will attend the online EFDC Q&A session scheduled for 3rd February and report any findings back to the Committee.

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

Cllr Blake had been asked by a member of the Ramblers about Rights of Way around the Copped Hall Estate. Cllr Morris would supply this information to Cllr Blake to pass back to the person who made the enquiry.

Cllr Morris closed the meeting at 8.55 PM.

Signed Cllr Peter Gooch

3rd February 2022