

# 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 17th February 2022 at 8.00 PM

**Councillors Present:** Cllrs Gooch, Burn, Amos, Hannibal, Morris, Morton and Wood.

**Apologies for Absence:** Cllr Blake

**Officers Present:** Jane Sounes, Planning Clerk

**Members of the Public Present:** 2

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

**2. Confirmation of Minutes of the Meeting held on Thursday 3<sup>rd</sup> February 2022.** 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 representation from residents concerning EPF/0127/22 had been received.

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

Application No: **EPF/0093/22**                      Officer: Muhammad Rahman      RETURN: 21st February 2022

Applicant: Field

Location: **58 Forest Drive, Theydon Bois, Epping CM16 7EZ**

Proposal: Construction of a side and rear extension after the demolition of an existing garage.

Return: **Objection.** The significant extension of the roof ridgeline, and the proposed rear gable, would be unacceptably dominant and fail to complement or enhance the appearance of the existing dwelling and the street scene.

Application No: **EPF/0958/21**                      Officer: Marie-Claire Tovey      RETURN: 21st February 2022

Applicant: Mr Darren Young

Location: **Blunts Farm, Coopersale Lane, Theydon Bois, Epping CM16 7NT**

Proposal: New single storey swimming pool wing to side and rear of existing house.

Return: **Strong Objection.** The proposal would represent a clearly disproportionate extension over and above the footprint of the existing property, contrary to the National Planning Policy Framework (2021) which states that the extension or alteration of a building that results in disproportionate additions over and above the size of the original building should be regarded as inappropriate development in the Green Belt.

Application No: **EPF/3301/21**                      Officer: Alastair Prince              RETURN: 21st February 2022

Applicant: Bolton

Location: **35 Dukes Avenue, Theydon Bois, Epping CM16 7HG**

Proposal: Part two storey part single storey rear extension.

Return: **No Objection.**

Application No: **EPF/3277/21**

Officer: Zara Seelig

RETURN: 28<sup>th</sup> February 2022

Applicant: Mr Richard Stevens

Location: **Pedlers Folly, The Green, Theydon Bois, Epping CM16 7JH**

Proposal: Proposed demolition of garage, erection of a single storey garage/store, change front angled bay window to squared. Single storey extension conservatory (rear) & raised rear patio.

Return: **No Objection, with Comment.** It would be ideal if materials used for the squared bay window on the right side of the front elevation match materials used for the existing square bay window on the left side of the front elevation.

#### **6. To Consider the following Works to Protected Trees application:**

Application No: **EPF/0051/22**

Officer: Robin Hellier

RETURN: 28<sup>th</sup> February 2022

Applicant: Mr Garnier

Location: **The Vicarage, 2 Piercing Hill, Theydon Bois, Epping CM16 7JN**

Proposal: TPO/EPF/20/09 (Ref: T9) T9: Oak – Fell.

Return: **No Objection, subject to the EFDC Tree Officer's recommendations.**

#### **7. To Consider the following Certificate of Lawful Development application:**

Application No: **EPF/0127/22**

Officer: Rhian Thorley

RETURN: 21st February 2022

Applicant: Mr and Ms R and S East and de Ferry

Location: **11 Thrifts Mead, Theydon Bois, Epping CM16 7NF**

Proposal: Certificate of lawful development for a proposed rear facing dormer roof window in connection with a loft conversion.

Return: **Comment: Permitted Development Rights may have been removed at the time of the original construction.** The Committee therefore strongly urged the EFDC Planning Services Case Officer to investigate the status of Permitted Development Rights that are, or are not, ascribed to this property – given the very substantial size and scale of the proposed rear facing dormer.

#### **8. To Consider the following Prior Approval applications:**

Application No: **EPF/0035/22**

Officer: Graham Courtney

RETURN: 21st February 2022

Applicant: Mr Rickie Glasgow

Location: **34 Purlieu Way, Theydon Bois, Epping CM16 7EH**

Proposal: An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 4.00 metres, height to eaves of 2.90 metres & a maximum height of 3.10 metres.

Return: **Noted, with Comment.** The Planning Committee suggested that neighbours living adjacent to 34 Purlieu Way are contacted by the EFDC Planning Services Case Officer.

Application No: **EPF/0224/22**

Officer: Graham Courtney

EFDC Decision: Not Lawful

Applicant: Mr Smith

Location: **The Pond House, Theydon Bois, Epping CM16 7NB**

Proposal: Application to determine if prior approval is required for a proposed Larger Home Extension measuring 4.28 metres, height to eaves of 2.98 metres & a maximum height of 3.50 metres.

Return: **Noted:** a 'Not Lawful' decision by EFDC had been taken prior to the meeting.

#### **9. Planning Clerk's Report**

- An application in the Green Belt, to which the Parish Council strongly objected, has been refused, being EPF/2566/21 – a CLD application, for confirmation that the last lawful use of Land to the Rear of Theydon Hall Cottages is garden use, has been found by Epping Forest District Council (EFDC) to be Not Lawful.
- A Planning Application for the change of use to a construction and demolition waste recycling facility at Arnolds Farm, 221 Ongar Road, Lambourne, Romford, RM4 1RH – mentioned in the Clerk's Report at the Planning Committee meeting held on 21st October 2021 – has been refused by Essex County Council.

- Essex County Council is re-engaging with consultees on Policy S6 of the Council's Minerals Local Plan 2014 (Policy S6 quantifies mineral need) due to the number of amendments required, following consultation. The Council will simultaneously hold a Call for Sand and Gravel Extraction Sites exercise. Full details of the Policy S6 engagement and Call for Sites exercise can be found at <http://www.essex.gov.uk/minerals-review>. The deadline for responses to the Policy S6 engagement is 25th March 2022.
- EFDC will ascertain whether the name on the licence for the restaurant premises in Forest Drive, about which the Parish Office recently received a noise complaint, needs to be updated or transferred to new ownership.

### Planning Decisions 3<sup>rd</sup> to 16th February 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/3288/21	012836	23 Piercing Hill Theydon Bois Epping CM16 7JW	Application for a Lawful Development certificate for a proposed erection of a residential outbuilding.	FINAL DECISION	12-01-2022	Lawful
EPF/2572/21	031339	47 Morgan Crescent Theydon Bois Epping CM16 7DU	Proposed front canopy, double storey side plus single storey rear extensions & alterations.	FINAL DECISION	11-01-2022	Grant Permission (With Conditions)
EPF/3087/21	004807	West Lodge Coppice Row Theydon Bois Epping CM16 7DR	Proposed provision of habitable accommodation within the roof space of the existing dwelling, by raising the eaves from 2.3 metres to 2.8 metres & ridge from 4.5 metres to 5.5 metres & by extending the pitched roof over the existing flat roof sections of the dwelling.	FINAL DECISION	07-01-2022	Refuse Permission (Householder)
EPF/3132/21	014746	31 Blackacre Road Theydon Bois Epping CM16 7LT	Single storey front extension and single garage.	FINAL DECISION	06-01-2022	Grant Permission (With Conditions)
EPF/2566/21	005205	Land to the Rear of Theydon Hall Cottages Abridge Road Theydon Bois Epping CM16	Application for a Lawful Development certificate for (exisiting) confirmation that the last lawful use of the land to the rear of Theydon Hall Cottages is residential garden land	FINAL DECISION	13-10-2021	Not Lawful

### 8. Any Other Matters relating to Planning, without decision.

Cllr Gooch provided an update on planning enforcement matters concerning Blunts Farm and the Old Foresters site.

**Cllr Gooch closed the meeting at 9.24 pm.**

Signed ..... Cllr Peter Gooch

3<sup>rd</sup> March 2022