

# 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 22<sup>nd</sup> September 2022 at 8.00 PM

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

**Apologies for Absence:** Cllr Gooch

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

**Members of the Public Present:** 5

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

**2. Confirmation of the Minutes of the Meeting held on Thursday 1<sup>st</sup> September 2022, and the Minute of the adjourned Meeting on Thursday 8th September 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 Amos declared that if a planning application, or issue, is for discussion at both Parish and District level, he will reconsider the matter at District level, taking into account all relevant evidence and representations at the District level, and therefore cannot be bound in any way by any view expressed at the Parish level, or by the decisions of this Committee.

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. Public Participation session with regard to Items on the Agenda**

Written representations from Theydon Bois Action Group and from Theydon Bois and District Rural Preservation Society had been received regarding planning application EPF/1748/22.

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

Application No: **EPF/1741/22**                      Officer: Loredana Ciavucco                      RETURN: 3<sup>rd</sup> October 2022  
Location: **88 Dukes Avenue, Theydon Bois, Epping CM16 7HF**  
Proposal: Ground floor rear single storey extension, and conversion of attached garage into habitable space.  
Return: **No Objection.**

Application No: **EPF/1748/22**                      Officer: Ian Ansell                      RETURN: 26<sup>th</sup> September 2022  
Location: **Theydon Hall Lodge, Abridge Road, Theydon Bois, Epping CM16 7NR**  
Proposal: Detached cart lodge in adjoining agricultural field.  
Return: **Objection.** New buildings are deemed to be harmful to the openness of the Metropolitan Green Belt, unless very special circumstances exist. In this case, the proposed cart lodge structure does not fall within that closed group of exceptions, and no special circumstances are deemed to apply.

Application No: **EPF/1873/22**                      Officer: Caroline Brown                      RETURN: 26<sup>th</sup> September 2022  
Location: **7A Piercing Hill, Theydon Bois, Epping CM16 7JN**  
Proposal: A single storey ground level and lower-level rear extension, patio, and terrace area, to a private house.

Return: **No Objection, subject to the following two provisions:** (1) the EFDC Planning Officer conducts a site visit in order to make an assessment of how this development would relate to neighbouring properties, and (2) all proposed external materials are specified by a Condition attached to any Grant of Planning Permission.

Application No: **EPF/1915/22**                      Officer: Muhammad Rahman      RETURN: 26<sup>th</sup> September 2022

Location: **19 Dukes Avenue, Theydon Bois, Epping CM16 7**

Proposal: Rear and side first floor extensions. Rooflight in flat roof within rear room. Existing garage to be converted into part store and part home office.

Return: **Objection.** The Committee wishes plans to be amended so show clear evidence that the set-back, slope and tile of the Cat-slide Roof design feature are clearly retained in any new development.

Application No: **EPF/1916/22**                      Officer: Mohinder Bagry              RETURN: 3<sup>rd</sup> October 2022

Location: **13 Hornbeam Close, Theydon Bois, Epping CM16 7JT**

Proposal: Loft Conversion involving front and rear dormers.

Return: **No Objection, subject to** the inclusion of a Condition in any Grant of Planning Permission stating that external materials are to match those existing.

Application No: **EPF/1919/22**                      Officer: Kie Farrell                      RETURN: 3<sup>rd</sup> October 2022

Location: **Auchinleck, Theydon Park Road, Theydon Bois, Epping CM16 7LS**

Proposal: Demolition of an existing bungalow and ancillary accommodation and erection of 1 no. four-bedroom bungalow configured over two floors with associated parking, amenity spaces, refuse and cycle store.

Return: **No Objection, Subject to** confirmation by the EFDC planning officer that the increase in size and volume of the proposed development would not result in a dwelling deemed to be 'materially larger than the one it would replace', or harmful to the openness of the Green Belt, and the removal of permitted development rights to allow the Local Authority to manage any further proposals.

## **6. To Consider the following Amended Full Planning Application:**

Application No: **EPF/1602/22**                      Officer: Muhammad Rahman      RETURN: 29<sup>th</sup> September 2022

Location: **Mickleham, Theydon Road, Theydon Bois, Epping CM16 4EE**

Proposal: The change of use of an existing annex building to a separate dwelling. Amended Plans.

Return: **Objection.** The Planning Committee considers that this proposed change of use, for a building previously approved as an annexe and specifically deemed not to create a new property, would now constitute inappropriate development in the Green Belt, causing significant harm to its character and openness.

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

- Cllr Gooch has written to the Head of Planning Services at EFDC to request that the designation of Coopersale Lane as a Protected Lane on New Local Plan documentation be corrected.
- An Appeal has been lodged against refusal by EFDC to grant planning permission for a proposed crossover for the purpose of bringing machinery and plant onto a Green Belt field adjacent to a property on Abridge Road.
- Regarding the unauthorised placement of Containers on the Old Forester's Site - the long-standing Appeal by 3Food4U against enforcement action by EFDC has been withdrawn.
- Reports of fly-tipping and the subsequent burning of rubbish at Greys Farm has been reported to EFDC's Planning Enforcement and Environmental teams. The latter has confirmed that they will write to the landowner.
- EFDC Licensing has contacted the owner of a restaurant on Forest Drive, for which the Parish Council received complaints concerning noise. Licensee details have been confirmed and the owner has indicated that the use of music will be limited to avoid causing unnecessary noise nuisance.

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

The Committee and representatives of Theydon Bois Action Group discussed replacement of the Epping Forest District Council (EFDC) iPlan System with new Planning Portal/Arcus software. A list of comments about ease of usage of the new system had been circulated to Committee members, and would be sent to EFDC Development Management.

The Committee had a general discussion about ongoing planning enforcement cases and follow-up with EFDC.

**Cllr Morris closed the meeting at 9.40 pm.**

Signed ..... Cllr Paul Morris

6<sup>th</sup> October 2022