

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 20th October 2022 at 8.00 PM

Councillors Present: Cllrs Gooch, Amos and Burn

Apologies for Absence: Cllr Morris

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 2

1. Apologies for Absence: As above

2. Confirmation of the Minutes of the Meeting held on Thursday 6th October 2022. Deferred to the next meeting.

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. None

5. To Consider the following Full Planning Applications:

Application No: **EPF/2013/22** Officer: Loredana Ciavucco RETURN: 24th October 2022
Location: **4 Barn Mead, Theydon Bois, Epping CM16 7ET**
Proposal: Removal of existing conservatory. Erection of single-storey rear extension. Erection of a first floor extension. Mansard roof feature over existing garage door. Replacement UPVC windows.
Return: **No Objection.**

Application No: **EPF/2147/22** Officer: Alastair Prince RETURN: 24th October 2022
Location: **55 Morgan Crescent, Theydon Bois, Epping CM16 7DU**
Proposal: First floor side extension.
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/2220/22** Officer: Alastair Prince RETURN: 31st October 2022
Location: **81 Green Glade, Theydon Bois, Epping CM16 7LZ**
Proposal: Application for a proposed 2 storey rear extension.
Return: **No Objection.**

6. To Consider the following Approval of Details Application:

Application No: **EPF/2279/22**

Officer: Ian Ansell

RETURN: 31st October 2022

Location: **Land lying to the south of Coppice Row, Theydon Bois, CM16 7DR**

Proposal: Application for approval of details reserved by condition 3 on EPF/0659/20 (a) Construction of a reinforced grass / concrete block spillway to the earth embankment dam b) A permanent lowering of water levels in the lake, to mitigate leakage issues c) Regrading the varying dam crest levels to a common datum, with construction of a gravel emergency access track along the dam crest to include geogrid reinforcement so as to form a root protection platform for construction and future maintenance vehicles. d) Construction of an approx 700m long gravel haul road through the site, for the purposes of construction access and future maintenance access to the dam).

Return: **Noted.**

7. Planning Clerk's Report

The Planning Clerk gave a progress update on planning breach enforcement cases currently under investigation by the Planning Enforcement Team at Epping Forest District Council.

8: Background to the Use of Conditions in Planning Permissions. Deferred to the next meeting.

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

A member of The Theydon Bois & District Rural Preservation Society asked if there was any update concerning Further Modifications to the Epping Forest District New Local Plan. Cllr Gooch advised there had been no news about this.

Cllr Gooch closed the meeting at 9.35 pm.

Signed Cllr Peter Gooch

3rd November 2022