

# 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 3<sup>rd</sup> November 2022 at 8.00 PM

**Councillors Present:** Cllrs, Gooch, Blake, Burn, Morris, and Morton

**Apologies for Absence:** Cllrs Amos, Hannibal and Wood

**Officers Present:** Julia Gale, Deputy Clerk.

**Members of the Public Present:** 3

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

**2. Confirmation of the Minutes of the Meetings held on Thursday 6<sup>th</sup> and 20<sup>th</sup> October 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. Public Participation session with regard to Items on the Agenda** – None

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

Application No: **EPF/2330/22**

Officer: Muhammad Rahman

RETURN: 14<sup>th</sup> November 2022

Location: **23 Elizabeth Drive, Theydon Bois, Epping CM16 7HJ**

Proposal: Single storey side extension.

**Return: No Objection, subject to:** the external finishes of the development hereby permitted shall match in style, bonding and texture those of the existing building. The Planning Committee is keen to ensure that brick facing is retained to the front façade.

**6. Planning Clerk’s Report**

Cllr Holly Whitbread (Epping and Theydon Bois County Councillor) received emailed correspondence from Nigel Richardson, Head of Planning Services at Epping Forest District Council (‘EFDC’), which was forwarded to the Parish Council, in relation to the designation of part of Coopersale Lane as a Protected Lane, following a review carried out by Essex County Council’s Place Services, in late 2015/16. The Parish Council is to consider a further response on this matter.

EFDC has issued the Further Modifications to the Main Modifications of the New Local Plan (2011-2033). The public consultation commenced on 28<sup>th</sup> October and will run until 9<sup>th</sup> December 2022.

An application for a large, raised patio, in the rear garden of a recently-extended property, which had raised concerns in relation to adjoining neighbour amenity, has been refused under delegated powers.

An application to change the use of an existing annexe to a bungalow, in a semi-rural Green Belt location, was refused by unanimous decision at Area Planning Sub-Committee East.

**7. Background to the Use of Conditions in Planning Permissions** – Deferred to the next meeting.

**8. Consultation on Further Modifications to the main Modifications – Epping Forest District New Local Plan (2021-2033)** – Deferred to the next meeting.

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

A resident mentioned the extension at the rear of Wain and asked if it met the conditions. It was decided that it did, as it is not attached, just made to look as if it is.

A resident asked about Protected Lane status in Coopersale Lane. It was decided to get more information from Epping Forest District Council.

**Cllr Gooch closed the meeting at 9.00 pm.**

Signed ..... Cllr Peter Gooch

17<sup>th</sup> November 2022

**ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 3<sup>rd</sup> November 2022**

**Epping Forest District Council – Planning Applications Decisions – Theydon Bois – October 2022:**

<b>Application ref</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Determination Level</b>
EPF/1748/22	Theydon Hall Lodge, Abridge Road, Theydon Bois, CM16 7NR	Detached cart lodge in adjoining agricultural field.	Refuse	Delegated Decision
EPF/1919/22	Auchinleck, Theydon Park Road, Theydon Bois, CM16 7LS	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	Refuse	Delegated Decision
EPF/0766/20	21 Forest Drive, Theydon Bois, CM16 7HA	Part retrospective application for creation of one bed flat and associated parking (Revised application to EPF/0066/20)	Approve	Area Planning Sub Committee East
EPF/1997/22	4, Orchard Drive, Theydon Bois, CM16 7DJ	Single-storey side and rear extension. First-floor extension and double-storey side extension (Amended application to EPF/1335/22).	Approve with Conditions	Delegated Decision
EPF/1900/22	50, Morgan Crescent, Theydon Bois, CM16 7DX	Rear single storey extension with roof lantern. Rear first floor extension to infill corner. Single storey side extension. Retention of existing conservatory and rebuilding of existing store area abutting dwelling.	Approve with Conditions	Delegated Decision
EPF/1429/22	91 Coppice Row, Theydon Bois, CM16 7DW	Re- application for a single storey front/side & double storey rear extension.	Approve with Conditions	Delegated Decision
EPF/1677/22	70, Dukes Avenue, Theydon Bois, CM16 7HF	Small Extension to Existing Loft Dormer. Rear / side single storey Extension	Approve with Conditions	Delegated Decision
EPF/2279/22	Land lying to the south of Coppice Row, Theydon Bois, CM16 7DR	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).	Approve	Delegated Decision
EPF/1970/22	18, Morgan Crescent, Theydon Bois, Epping, CM16 7DX	Single storey rear extension to semi-detached house, width revised by an increase of 0.4m.	Approve with Conditions	Delegated Decision