

# 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 4<sup>th</sup> November 2021 at 8.00 PM

**Councillors Present:** Cllrs Gooch (Chair), Amos, Blake, Hannibal, Morris, and Morton

**Apologies for Absence:** Cllr Burn and Cllr Wood

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

**Members of the Public Present:** Five

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

**2. Confirmation of Minutes of the Meeting held on Thursday 21<sup>st</sup> October 2021.** 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.** None given

**4. Consideration of Public Representations received with regards to items on the Agenda.**

- Written representation from a resident concerning Lawful Development certificate application EPF/2566/21.
- Written representations from a resident and from Theydon Bois Action Group concerning planning application EPF/2402/21.

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

Application No: **EPF/2402/21**                      Officer: Marie-Claire Tovey                      Return: 15<sup>th</sup> November 2021  
Applicant: Theydon Farm Units Ltd

Location: **Land and Buildings at Coopersale Lane, Coopersale Lane, Theydon Bois, Epping CM16 7NT**

Proposal: Change of use from agricultural to B8 storage and associated development.

**Return: VERY STRONG OBJECTION.** The Committee was very strongly opposed to change of use from agricultural to B8 storage and associated development at this edge of settlement rural site in the Metropolitan Green Belt. In the Committee's view, this proposal would severely compromise openness of the site, the integrity and safety of a local authority-designated Protected Lane (Coopersale Lane), and the living conditions of residents nearby.

Application No: **EPF/2584/21**                      Officer: Muhammad Rahman                      Return: 15<sup>th</sup> November 2021  
Applicant: Field

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

Proposal: Construction of a rear & side extension with a loft conversion including an enclosed balcony & gable end roof.

**Return: OBJECTION.** This proposal was considered to be out of balance with the design of this characterful house, and out of context with its setting. Being disproportionately large and dominant, the Committee felt it would also negatively impact on adjacent neighbour amenity.

Application No: **EPF/2588/21**                      Officer: Zara Seelig                      Return: 15<sup>th</sup> November 2021  
Applicant: Mr Geoffrey Cockram

Location: **Elmcroft, Coppice Row, Theydon Bois, Epping CM16 7ER**

Proposal: Demolition of existing conservatory and erection of a single storey rear extension.

**Return: NO OBJECTION.** The Committee was however disappointed to note recent removal of this property's front lawn and would ask EFDC to check the replacement block paved surface for water permeability.

Application No: **EPF/2627/21**                      Officer: Marie-Claire Tovey                      Return: 15<sup>th</sup> November 2021  
 Applicant: Mr Dale Walker  
 Location: **57 Forest Drive, Theydon Bois, Epping CM16 7HB**  
 Proposal: Single storey side and rear extension, new roof with front & rear dormers to create two additional bedrooms.  
**Return: OBJECTION.** The proposal would change a 3 bedroom bungalow to a 5 bedroom house. This was considered to adversely affect the range and mix of dwellings available in Theydon Bois – there being a shortage of properties in the village that allow opportunities for residents to downsize.

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

Application No: **EPF/2702/21**                      Officer: Robin Hellier                      Return: 15<sup>th</sup> November 2021  
 Applicant: Mr W Botha  
 Location: **33 Buxton Road, Theydon Bois, Epping CM16 7HD**  
 Proposal: TPO/EPF/43/09 T1: Oak – Crown reduce lateral branches by up to 2m, as specified.  
**Return: NO OBJECTION** – subject to EFDC Tree Officer’s recommendations.

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

Application No: **EPF/2566/21**                      Officer: Marie-Claire Tovey                      Return: 8<sup>th</sup> November 2021  
 Applicant: Mr S Trim  
 Location: **Land to the Rear of Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping CM16 7NP**  
 Proposal: Application for a Lawful Development certificate for (existing) confirmation that the last lawful use of the land to the rear of Theydon Hall Cottages is residential garden land.  
**Return: STRONG OBJECTION.** The Committee challenged last lawful use of this land to be garden use, and considered any change of use of this agricultural land to residential garden to constitute inappropriate development in the Metropolitan Green Belt.

**8. Planning Clerk’s Report**

- Representations in response to Main Modifications to the Epping Forest District Local Plan (Submission Version 2017) have been published online at the EDFC website. The website link has been circulated to Committee Members.
- Planning Application EPF/3379/18 – for 17 new dwellings at Mossford Green Nursery, Abridge Road – has been refused by EFDC. This application was held pending possible inclusion of additional sites in the new Local Plan. Main Modifications to the Plan did not however impact on this site.

**Planning Decisions: 21st October to 3<sup>rd</sup> November 2021**

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2227/21	014746	31 Blackacre Road Theydon Bois Epping CM16 7LT	Single storey front extension and single garage.	FINAL DECISION	15-09-2021	Refuse Permission (Householder)
EPF/2328/21	031314	19 Forest Drive Theydon Bois Epping CM16 7EX	Advert consent for full width fascia sign.	FINAL DECISION	14-09-2021	Grant Permission (With Conditions)
EPF/2155/21	005658	26 Piercing Hill Theydon Bois Epping CM16 7JW	Replacement front gates.	FINAL DECISION	14-09-2021	Refuse Permission (Householder)
EPF/3379/18	007775	Mossford Green Nursery Abridge Road Theydon Bois Epping Essex CM16 7NR	Demolition of existing buildings, clearance of open storage and dwelling and erection of 17 dwellings (7 x 3 bed, 10 x 4 bed)	FINAL DECISION	15-01-2019	Refuse Permission

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

There was discussion about seeming lack of progress with some instances of planning enforcement. Cllr Gooch will raise this subject with EFDC.

**Cllr Gooch closed the meeting at 9.38 PM.**

Signed ..... Cllr Peter Gooch (Chairman)

18th November 2021