## **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 16th March 2023 at 8.00 PM

Councillors Present: Cllrs Gooch, Amos, Blake, Burn and Morton

Apologies for Absence: Cllrs Hannibal, Morris and Wood

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 8

- **1. Apologies for Absence** As above.
- 2. Confirmation of the Minutes of the Meeting held on Thursday 2<sup>nd</sup> March 2023 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:

A resident had registered intention to make a representation regarding planning application EPF/0099/23.

5. To Consider the following Full Planning Applications:

Application No: EPF/1362/22 Officer: Muhammad Rahman RETURN: 27th March 2023

Planning History File Number: 003298

Location: Preceptors House, Coppice Row, Theydon Bois, Epping, CM16 7DN

Proposal: Landscaping of the Garden, including a new fence and patio area, new flower beds, seating and pergola.

Return: No Objection.

Application No: EPF/2728/23 Officer: Marie-Claire Tovey RETURN: 27th March 2023

Planning History File Number: 002689

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

Proposal: Demolition of existing structures and erection of new storage buildings, recessed into the existing earth bund; retention of 2 no. storage containers within yard and new landscaping to visually contain the existing yard. Return: **Strong Objection.** The proposal represents inappropriate development in the Metropolitan Green Belt where no very special circumstances exist to outweigh the harm that it would cause to the openness of the surrounding countryside.

Application No: EPF/0355/23 Officer: Mohinder Bagry RETURN: 27th March 2023

Planning History File Number: 020196

Location: 52 Purlieu Way, Theydon Bois, Epping, CM16 7EH

Proposal: Side and rear extension.

Return: No Objection.

Application No: EPF/0376/23 Officer: Sukhvinder Dhadwar RETURN: 27th March 2023

Planning History File Number: 015604

Location: 50 Morgan Crescent, Theydon Bois, Epping, CM16 7DX

Proposal: Rear single storey extension with pitched roof and 3m x 1m roof window. Rear first floor extension to infill corner. Single storey side extension. Retention of existing conservatory and rebuilding of existing store area abutting

dwelling.

Return: No Objection.

Application No: EPF/0428/23 Officer: Sukhvinder Dhadwar RETURN: 27th March 2023

Planning History File Number: 010221

Location: 37A Theydon Park Road, Theydon Bois, Epping, CM16 7LR

Proposal: New railings and gates to front garden.

Return: Objection. The height of the railings and gates not being compliant with permitted development rights, it is

considered that this structure remains industrial in appearance and out of keeping with the streetscene.

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

Application No: EPF/0099/23 Officer: Muhammad Rahman RETURN: 23<sup>rd</sup> March 2023

Planning History File Number: 002736

Location: 20 Dukes Avenue, Theydon Bois, Epping, CM16 2HE

Proposal: Proposed 1m high rear decking with glazed safety rails \*AMENDED DESCRIPTION & PLANS\*

Return: **No Objection, subject to** (1) the EFDC Planning Officer being satisfied, following a site visit, that there would be no negative impact on the amenity of the occupants of 18 Dukes Avenue and 20 Dukes Avenue; (2) a condition being included in any grant of planning permission stating that the evergreen hedge planted adjacent to the boundary wall with 18 Dukes Avenue shall retained on a permanent basis.

#### 7. To Consider the following Tree Preservation Order Application:

Application No: EPF/0405/23 Officer: Robin Hellier RETURN: 27th March 2023

Planning History File Number: 005073

Location: St Mary's Church, Coppice Row, Theydon Bois, Epping

Proposal: TPO/EPF/11/84 (Ref: A2). T1: Horse Chestnut – reduce crown and lateral branches by up to 3.5m, as

specified.

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

#### 8. To Consider the following Certificate of Lawful Development Applications:

Application No: EPF/0394/23 Officer: Caroline Brown RETURN: 27th March 2023

Planning History File Number: 016567

Location: Little Gregories, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP Proposal: Certificate of lawful development for a proposed single storey side extension.

Return: Noted.

Application No: EPF/0396/23 Officer: Marie-Claire Tovey RETURN: 27th March 2023

Planning History File Number: 005016

Location: Ambresbury House, Theydon Road, Theydon Bois, Epping, CM16 4EF

Proposal: Certificate of lawful development for a proposed 1m high fence adjacent to the boundary and a 2m high

wall and 1m high gate.

Return: **Objection.** It appeared that the proposed development would exceed a height of one metre and be likely to require assessment as a full planning application, rather than under the General Permitted Development Order.

#### 9. To Consider the following Approval of Details Application:

Application No. **EPF/0335/23** Officer: Frederique Caillat RETURN: 20<sup>th</sup> March 2023

Planning History File Number: 012163

Location: 4-6 Theydon Park Road, Theydon Bois, Epping, CM16 7LW

Proposal: Application for approval of details reserved by condition 3'External Finishes' and Condition 4 'Brickwork sample' on planning approval EPF/0910/18 (Grade II listed building application for demolition and rebuilding of an existing 1950s side garage, demolition of existing single storey additions and erection of a new replacement single storey rear extension, minor changes to the rear ground floor of the original no. 4, and the remodelling of the rear ground floor fenestration of the original no. 6.)

Return: No Objection.

#### 10. Planning Clerk's Report:

- Re EPF/0034/23 Braeside/28 Piercing Hill: further documents have been added to the EFDC Planning Portal for this application, including appeal documents added by the agent, and comments by the EFDC Conservation Officer.
- A planning breach enquiry was submitted to EFDC following reports of markings on a village verge/pavement
  indicating construction of a new vehicular crossover. EFDC advised the property's owner that, in the light of
  conditions attached to the original grant for re-development of the site, no construction can take place without
  planning permission.

# 11. To Note: Adoption of the Epping Forest District Local Plan 2011–2033 as approved at the Extraordinary Meeting of Epping Forest District Council held on 6<sup>th</sup> March 2023.

A representative from Theydon Bois Action Group (TBAG) expressed disappointment about the adoption of the Epping Forest District Local Plan 2011-2033. In their view, the letter from the Secretary of State for Levelling Up, Housing & Communities addressed to Conservative MPs dated December 2023 gave EFDC an opportunity to delay adoption of the plan, pending a possible recalculation of housing need and a 5-year supply of land.

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

A representative of TBAG was disappointed to see no mention of the proposed Theydon Bois conservation area in the Epping Forest District Local Plan 2011-2033. Cllr Burn thought that a lot of documentation concerning this proposal would yet need to be carried out, in which case the proposal may not necessarily have been discounted.

Cllr Gooch closed the meeting at 9.55 pm.

Signed	Cllr Peter Gooch, Chairman	4 <sup>th</sup> April 2023

# ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – $2^{nd}$ March 2023

### **Epping Forest District Council – Planning Applications Decisions – Theydon Bois – February 2023**:

Application				Determination
ref	Site Address	Proposal	Decision	Level
	38 Forest Drive, Theydon Bois, Epping,	Retrospective application for alterations		Area Planning Sub
EPF/2559/22	CM16 7EZ	to approved boundary wall.	Refuse	Committee East
	14 Forest Drive, Theydon Bois, Epping,	Application for a proposed change of	Approve with	Delegated
EPF/2709/22	CM16 7EY	hours from 6pm to 10pm.	Conditions	Decision
		Application for Approval of Details		
		reserved by condition 6"super fast		
		broadband" for EPF/0766/20. (Part		
		retrospective application for creation of		
	21 Forest Drive, Theydon Bois, Epping,	one bed flat and associated parking		Delegated
EPF/0044/23	CM16 7HA	(Revised application to EPF/0066/20).	Approve	Decision
		Removal of existing rear conservatory.		
	29 Morgan Crescent, Theydon Bois,	Proposed rear and side single storey	Approve with	Delegated
EPF/2680/22	Epping, CM16 7DU	extension with rooflights.	Conditions	Decision
		Single storey side extension situated at		
		rear corner of the property. Extension to		
		have a pitched roof with roof windows.		
		Conversion of garage into part store area		
	Ivy Cottage, Coppice Row, Theydon Bois,	(accessible from drive) and part utility	Approve with	Delegated
EPF/2560/22	Epping, CM16 7DW	room accessible from dwelling.	Conditions	Decision
		Variation of condition 2 on EPF/1971/21		
		(Demolish existing detached garage and		
		carport, erection of two storey side		
	52 Morgan Crescent, Theydon Bois,	extension and single storey rear		Delegated
EPF/2273/22	Epping CM16 7DX	extension)	Approve	Decision
		Application to determine if Prior Approval		
	Great Gregories Farm, Great Gregories	is required for an agricultural hay storage	l	Delegated
EPF/0105/23	Lane, Epping, CM16 4EJ	barn.	Not Required	Decision
		Application to determine if Prior Approval		
		is required for a Larger Home Extension		
	20 Hambaan Baad Thaidan Bair	measuring 4.00 metres, height to eaves of		Delegated
FDF/201F/22	29, Hornbeam Road, Theydon Bois,	2.10 metres & a maximum height of 2.88	Not Doguirod	Delegated
EPF/2815/22	Epping, CM16 7JU	metres.	Not Required	Decision