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 18th May 2023 at 8.00 PM

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

Apologies for Absence: Cllrs Hannibal and Morris **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 23rd 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: None.
- 5. To consider the following Full Planning Applications:

Application No: EPF/0474/23 Officer: Muhammad Rahman RETURN: 22nd May 2023

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

Proposal: Part two storey and part single storey rear extension. Double storey side extension. Conversion of loft.

Internal changes. Return: **No Objection**

Application No: EPF/0839/23 Officer: Sukhvinder Dhadwar RETURN: 29th May 2023

Location: 22 Piercing Hill, Theydon Bois, Epping, CM16 7JW

Proposal: Proposed new attached outbuilding with storage and utility at ground floor and a home office within

the loft, following the demolition of the existing flat roofed garage/store.

Return: Objection. The Committee feels that this proposal does not constitute high quality design in that it would

create a cramped development and be out of context with the historic character of these Manor Villas.

Application No: EPF/0880/23 Officer: Caroline Brown RETURN: 29th May 2023

Location: 59 Woburn Avenue, Theydon Bois, Epping, CM16 7JR

Proposal: Rear single storey extension with flat roof window. Doors to rear elevation. The flank elevation facing 61 Woburn Avenue has an eaves height of 2.1m measured from the ground so as to lessen any impact on the neighbouring property. The roof to this elevation is pitched to further lessen any impact.

Return: No Objection.

Application No: EPF/0903/23 Officer: Kie Farrell RETURN: 29th May 2023

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.

Application No: EPF/0905/23 Officer: Rhian Thorley RETURN: 29th May 2023

Location: The Old Barn, Theydon Hall Farm, Abridge Road, Theydon Bois, Epping, CM16 7NR

Proposal: Rear conservatory. Return: **No Objection.**

6. To Consider the following Prior Approval Planning Application:

Application No: EPF/0943/23 Officer: Graham Courtney RETURN: 22nd May 2023

Location: 39 Woodland Way, Theydon Bois, Epping, CM16 7DY

Proposal: Prior approval for a 6 metre deep single story rear extension, removal of existing rear / side utility room. Single storey rear extension adjoining an existing single storey rear extension. The combined extensions will extend 6m from the original rear elevation. The width of the rear extension will be no wider than the width of the original dwelling. The extension height measured from the natural ground level will be no higher than 3m. The proposed roof lantern will be no nearer than 2m from the property boundary and will not exceed 4m in height measured from the natural ground level. Materials used in the construction will match the existing.

Return: Noted

7. To Consider the following Approval of Details Planning Application:

Application No: EPF/0884/23 Officer: Frederique Caillat RETURN: 22nd May 2023

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

Proposal: Application for approval of details reserved by condition 3 'External finishes', condition 4 'Sample

Brickwork',

condition 5 'Additional Drawings' and condition 6 'Rainwater Goods' on planning permission 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: Noted

8. Planning Clerk's Report

Removal of Trees: More than 20 trees in the car park of the Balti House restaurant have been cut down in the previous week. This land forms part of allocated site THYB.R2 in the Epping Forest District Local Plan 2011-2033. No prior notice was given to the Parish Council and the Planning Clerk has been contacted by concerned residents. The Parish Clerk will contact the EFDC Trees team to request protection of mature trees growing on the boundary of the restaurant along Slade End.

9. Any Other Matters relating to Planning, without decision

Committee members agreed that it could be appropriate to seek the professional services of a planning consultant in relation to retrospective Certificate of Lawful Development applications for the existing use of outbuildings (within agricultural sites, fields or residential curtilages), given concerns raised in response to a number of applications that have sought immunity from enforcement under provisions within the Town and Country Planning Act, 1990.

Cllr Gooch closed the meeting at 9.17 pm.

Signed Cllr	Peter Gooch	1 st June 2023
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ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 18th May 2023

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – April 2023:

Application				Determination
ref	Site Address	Proposal	Decision	Level
	Pendennis, The Green, Theydon Bois,		Approve with	Delegated
EPF/0268/23	Epping, CM16 7JH	Proposed single storey rear extension.	Conditions	Decision
	Part one, part two storey rear extension,			
		garage conversion and loft conversion		
	Preceptors House, Coppice Row, Theydon	with rear dormer and two rooflights to	Approve with	Delegated
EPF/1362/22 Bois, Epping, CM16 7DN	Bois, Epping, CM16 7DN	front roofslope	Conditions	Decision
	Single storey front extension to hall and			
		study. Window change to landing window		
		on front elevation. Canopy feature to		
		front. Lower ground floor extension to		
		existing at rear with extended terrace over. Window changes to rear.		
		Privacy screen to side of terrace facing 52		
	51A, Blenheim House, Theydon Park	Theydon Park Rd. Side door off lower	Approve with	Delegated
EPF/0265/23	Road, Theydon Bois, Epping, CM16 7LR	ground floor room facing no. 51.	Conditions	Decision
2 , 0200, 20		8.04.14.100.100.114.118.118.101.02.1	00.10.10.10	2 00.0.0.1
EDE (020 4 /22	Little Gregories, Little Gregories Lane,	3	1	Delegated
EPF/0394/23	Theydon Bois, Epping, CM16 7JP	3 metre single storey rear extension	Lawful	Decision
		Single storey front/side and two storey		
EDE (2006 /22	91, Coppice View, Coppice Row, Theydon	side/rear extensions including loft	2.6	Delegated
	Bois, Epping, CM16 7DW	conversion.	Refuse	Decision
		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		
	50, Morgan Crescent, Theydon Bois,	rebuilding of existing store area abutting	Approve with	Delegated
EPF/0376/23	Epping, CM16 7DX	dwelling.	Conditions	Decision
Epping, Civilo 7DX	EPP. 18, CIVITO 1 DA	Erection of single first storey side and rear	Conditions	Decision
		extension, and alteration to ground floor		
	50, Orchard Drive, Theydon Bois, Epping,	to accommodate external side access to	Approve with	Delegated
EPF/0472/23	CM16 7DJ	rear.	Conditions	Decision
2,62,26		New single-storey rear extension at lower		
		ground floor level and replacement of		
		existing single-storey side extension, with		
	44, Blackacre Road, Theydon Bois, Epping,	two storey rear side		Delegated
EPF/0529/23	CM16 7LU	return infill to provide vertical circulation	Refuse	Decision
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