

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 Tuesday 20th June 2023 at 8.00 PM

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

Apologies for Absence: Cllrs Hannibal and Morton

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 1st June 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/1054/23**

Officer: Nathaniel Raimi

RETURN: 3rd July 2023

Planning History File Number: 000199

Location: **Great Gregories Farm, Great Gregories Lane, Theydon Bois, Epping, CM16 4EJ**

Proposal: The erection of three agricultural buildings, roof canopy to existing buildings, water storage tank and retrospective consent for staff welfare cabin.

Return: **No Objection, Subject to Comment and the inclusion of Conditions in any grant of planning permission:**

(1) a Condition stating that PRoW FP18 208_01 will not be obstructed by the development; (2) no development shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule has been submitted to the LPA and approved in writing; (3) a Condition removing Permitted Development Rights under the provisions of the General Permitted Development Order, 2015, where these rights may permit further extensions, alterations, or conversion to other uses; (4) the Committee fully supports recommended advice given by the Historic Environmental Advisor of Place Services, Essex County Council to Epping Forest District Council, concerning potential to impact on the setting of a scheduled monument (The Purlieu Bank).

Application No: **EPF/1151/23**

Officer: Marie-Claire Tovey

RETURN: 3rd July 2023

Planning History File Number: 000084

Location: **Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES**

Proposal: Grade II listed building consent for external works including timber pergola, external bar servery, festoon lighting, picket fence and archway, reconfiguration of existing car park and new speed bump, and secondary glazing to the ground floor front and side windows and advertisement consent for sign writing.

Return: **Objection.** In the Committee's view, this development would be unsympathetic to, and so detract from, the significance, appearance, character, and setting of this Listed Building and heritage asset. It is felt that the proposal overall is of poor design and fails to add to the overall quality of the area.

Application No: **EPF/1154/23** Officer: Marie-Claire Tovey RETURN: 3rd July 2023

Planning History File Number: 000084

Location: **Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES**

Proposal: External works including timber pergola, external bar servery, festoon lighting, picket fence and archway,

reconfiguration of existing car park and new speed bump, and secondary glazing to the ground floor front and side

windows.

Return: **Objection.** Reasoning as stated for EPF/1151/23, above.

Application No: **EPF/1165/23** Officer: Marie-Claire Tovey RETURN: 3rd July 2023

Planning History File Number: 000084

Location: **Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES**

Proposal: Advertisement consent for hanging sign and sign writing.

Return: **Objection.** Having due regard to the Queen Victoria PH's special architectural and historic interest, character and appearance, and the contribution made by its setting, this proposal is considered to be contrary to provisions of the Epping Forest District Local Plan 2011-2033.

6. Planning Clerk's Report

EFDC has launched a Community Consultation for the North Weald Masterplan. Details can be found at [Community Consultation for North Weald Masterplan - Epping Forest District Council \(eppingforestdc.gov.uk\)](http://eppingforestdc.gov.uk). EFDC is inviting feedback until Friday 30th June 2023.

7. Any Other Matters relating to Planning, without decision – None.

Cllr Gooch closed the meeting at 9.13pm.

Signed Cllr Peter Gooch

6th July 2023