

# 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 17th August 2023 at 8.00 PM

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

**Apologies for Absence:** Cllr Wood

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

**Members of the Public Present:** 4

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

**2. Confirmation of the Minutes of the Meetings held on Thursday 20<sup>th</sup> July 2023 and Thursday 3<sup>rd</sup> August 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 member of the public gave notice of wishing to speak regarding EPF/1675/23.

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

Application No: **EPF/1633/23**

Officer: Kelly Sweeney

RETURN: 21<sup>st</sup> August 2023

Planning History File Number: 015211

Location: **6 Woodland Way, Theydon Bois, Epping, CM16 7DZ**

Proposal: Single storey side and rear extension. Demolition of existing garage.

Return: **No Objection.**

Application No: **EPF/1675/23**

Officer: Kelly Sweeney

RETURN: 4<sup>th</sup> September 2023

Planning History File Number: 015148

Location: **79 Coppice Row, Theydon Bois, Epping, CM16 7DL**

Proposal: Existing roof altered to provide additional floorspace, demolition of side extension, new extension to rear. Internal alterations. Existing garage to become habitable room.

Return: **Strong Objection.** The proposal is felt to be disproportionately large and dominant in terms of bulk, mass and scale. The Committee was of the opinion that it fails to respect the original building and its setting, and would be to the detriment of neighbour amenity, and the street scene.

**6. Planning Clerk's Report**

Planning Application EPF/0292/21 - Land North of Forest Drive – Amended proposal for 38 new dwellings: The EFDC Case Planning Officer has confirmed how the latest amended proposal, dated July 2023, differs to the amended proposal submitted in March 2023 – as follows:

- The changes made were in response to the Tree Officer's previous comments which related particularly to the two main TPO'd trees close to the entrance to the site.
- The number of units/general layout/design remains the same as the March submission.
- As the principle of the development has remained the same – a smaller re-consultation was undertaken.

Heritage: A resident has contacted EFDC Ward Councillors and Cllr Gooch to request that those remaining Manor Villas, Piercing Hill, not currently included on the List of Buildings of Local Architectural or Historic Interest are added to the list as a matter of urgency.

Planning Enforcement: EFDC Planning Enforcement has confirmed that recently laid hardstanding to two adjoining village properties complies with Class F of the Town and Country Planning Act (GPDO) 2015 and would be permitted development.

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

Planning Application EPF/0292/21 - Land North of Forest Drive – Amended proposal for 38 new dwellings

Members of the Committee agreed that the Parish Council will engage the services of a Planning Consultant to review documentation submitted with this planning application, together with the Parish Council’s comments as submitted to EFDC, and then prepare a report for the Planning Committee’s consideration.

Signed ..... Cllr Peter Gooch

4<sup>th</sup> September 2023