

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 3rd August 2023 at 8.00 PM

Councillors Present: Cllrs Burn (Chair), Amos, Blake, Hannibal and Morton

Apologies for Absence: Cllrs Gooch and Wood

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 6

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 20th July 2023: Deferred to the next meeting.

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:

Written representation from a resident (the Planning Clerk) had been received for planning application EPF/1422/23. The Planning Clerk retired from clerking the meeting during consideration of this planning application, which was clerked by Cllr Burn, and chaired by Cllr Hannibal. It was proposed and agreed that the order of the Agenda would be changed to discuss Item 6 first, since a member of the public had also registered to speak regarding CLD application EPF/1422/23.

6. To consider the following Certificate of Lawful Development Application:

Application No: **EPF/1422/23**

Officer: Alastair Prince

RETURN: 7th August 2023

Planning History File Number: 005687

Location: **19 Hornbeam Close, Theydon Bois, Epping CM16 7JT**

Proposal: Certificate of lawful development for a proposed single storey side extension and loft conversion.

Return: **Concerns:** Lack of any dimensions on plans made it difficult for the Committee to ascertain whether the proposal would fall within the remit of permitted development; there was also concern about overlooking attributed to the addition of dormer windows on the back of the host dwelling.

5. To consider the following Full Planning Applications:

Application No: **EPF/1509/23**

Officer: Nathaniel Raimi

RETURN: 7th August 2023

Planning History File Number: 007194

Location: **30 Theydon Park Road, Theydon Bois, Epping, CM16 7LP**

Proposal: Single storey rear extension.

Return: **No Objection.**

Application No: **EPF/1523/23**

Officer: Caroline Brown

RETURN: 14th August 2023

Planning History File Number: 021842

Location: **Great Gregories House, Theydon Road, Theydon Bois, Epping, CM16 4EF**

Proposal: Proposed front entrance wall to move forward, with a parapet wall between connecting the side wings to the entrance. Internal alterations to provide modern living spaces.

Return: **No Objection, subject to** what may be considered not to be 'disproportionate additions over and above the size of the original building' - provided that the actual volumes can be correctly ascertained and Conditions are included with any grant of planning permission covering LPA approval of external materials, protection of existing trees and hedges, and removal of permitted development rights.

Application No: **EPF/1552/23**

Officer: Caroline Brown

RETURN: 14th August 2023

Planning History File Number: 022078

Location: **7A Piercing Hill, Theydon Bois, Epping CM16 7JN**

Proposal: This application relates to a previous application ref number EPF/1873/22 approved on the 15th December 2022. The approved scheme has been amended and been reduced the size by removing the lower ground floor. The upper ground floor remains as approved. The application is therefore for an amendment to the current planning permission.

Return: **Objection.** It was felt the lack of information provided with respect to neighbouring boundaries, in relation to the extension and the terrace, is ambiguous, and the Committee would wish to ensure this element of the proposal is confirmed by EFDC during a site visit, prior to any grant of planning permission.

7. To consider the following Approval of Details Applications:

Application No: **EPF/1594/23**

Officer: Muhammad Rahman

RETURN: 7th August 2023

Planning History File Number: 003298

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

Proposal: Application for approval of details reserved by condition 3 'Tree Protection, Arboricultural Method Statement' on planning permission EPF/1362/22 (Landscaping of the Garden, including a new fence and patio area, new flower beds, seating and pergola.)

Return: **Noted.**

Application No: **EPF/1644/23**

Officer: Caroline Brown

RETURN: 7th August 2023

Planning History File Number: 016567

Location: **Little Gregories, Little Gregories Lane, Theydon Bois, Epping CM16 7JP**

Proposal: Application for approval of details reserved by condition 15 'Hard and Soft Landscaping' on planning permission EPF/1446/22 (Demolition of 21st century single storey extension to the rear and one and a half storey rear projection. Erection of a part one and a half storey extension and single storey extension to the rear. Creation of a part basement under the footprint of the building. Part re-configuration of the ground floor, first floor and second floor)

Return: **The Committee noted the concerns of the EFDC Trees and Landscape Officer.**

8. Planning Clerk's Report

An appeal has been lodged with the Planning Inspectorate against refusal by EFDC to grant planning permission for the change of use of an existing annex building in the grounds of a dwelling in Theydon Road to a separate dwelling.

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

A member of the public raised concern with respect to the preservation of properties within the heritage environment, and to the updating of the Local List, as called out in the 'Heritage Asset Review, 2012' (which forms part of the Evidence Base of the New Local Plan, 2011-2033).

Cllr Burn closed the meeting at 9.50 pm.

Signed Cllr Peter Gooch

17th August 2023

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 3rd August 2023

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

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/108/23	6 Woodland Way, Theydon Bois, Epping, CM16 7DZ	Double storey side extension and single storey rear extension. Demolition of existing garage.	Refuse	Delegated Decision
EPF/0114/23	39 Dukes Avenue, Theydon Bois, Epping, CM16 7HG	This application is to regularise changes to the as built fenestration of a garden outbuilding to be used as an annexe	Refuse	Delegated Decision
EPF/0974/23	44, Forest Drive, Theydon Bois, Epping, CM16 7EZ	Rear and side extension and roof conversion to bungalow, revised scheme with rear raised patio reduced in size and new front wall and gates (Revised scheme to refused application EPF/2704/22).	Approve with Conditions	Area Planning Sub-Committee East
EPF/0860/23	Larkhill, Abridge Road, Theydon Bois, Epping, CM16 7NN	Certificate of lawful development for existing use of property known as the annexe has been created and lived in as stand alone dwelling in excess of the 4 year ruling without having been enforced upon.	Not Lawful	Delegated Decision
EPF/1151/23	Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES	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	Withdrawn	
EPF/1152/23	Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES	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	Withdrawn	
EPF/1076/23	Magnolia House, Abridge Road, Theydon Bois, Epping, CM16 7NR	Application for approval of details reserved by condition 3 'Written Scheme of Investigation' and condition 6 'Landscaping and Ecological Management Plan' on planning permission EPF/0726/22 (Construction of Pond and Associated Landscaping and Drainage Work	Approve	Delegated Decision
EPF/1164/23	Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES	Advertisement consent for hanging sign and sign writing.	Approve with Conditions	Delegated Decision
EPF/0880/23	59, Woburn Avenue, Theydon Bois, Epping, CM16 7JR	Rear single storey extension with flat roof window. Doors to rear elevation.	Approve with Conditions	Delegated Decision
EPF/1202/23	4 Hill Road, Theydon Bois, Epping, CM16 7LX	Approval of Details Reserved by Conditions 3 'Type and colours of the external finishes' and 5 'Surface Water Disposal' and 9 'Hard and Soft Landscaping' and 10 'EVP' and 12 'Levels' and 13 'Broadband' of EPF/2740/19	Details partially approved	Delegated Decision