

# 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 Monday 4<sup>th</sup> September 2023 at 8.00 PM

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

**Apologies for Absence:** Cllrs Hannibal, Morton and Wood

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

**Members of the Public Present:** 2

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

**2. Confirmation of the Minutes of the Meeting held on Thursday 17<sup>th</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 resident (Planning Clerk) wished to comment on planning application EPF/1708/23. The Planning Clerk therefore retired from clerking the meeting during consideration of this planning application, which was instead clerked by Cllr Burn.

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

Application No: **EPF/1708/23**

Officer: Nathaniel Raimi

RETURN: 18<sup>th</sup> September 2023

Planning History File Number: 005687

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

Proposal: Proposed loft conversion.

Return: **Comments** – should this proposal be carried out, it would appear that volumes, with respect to a recently issued Certificate of Lawful Development, would be exceeded. In terms of making a full assessment of plans it was not clear whether both proposals would be implemented.

Application No: **EPF/1779/23**

Officer: Nathaniel Raimi

RETURN: 11<sup>th</sup> September 2023

Planning History File Number: 009378

Location: **40 Orchard Drive, Theydon Bois, Epping, CM16 7DJ**

Proposal: Proposed erection of a new part single/part two storey rear extension, new front entrance canopy including new windows at ground and first floor levels along the flank wall elevation.

Return: **No Objection.**

**6. To consider the following Certificate of Lawful Development Applications:**

Application No: **EPF/1518/23**

Officer: Mohinder Bagry

RETURN: 6<sup>th</sup> September 2023

Planning History File Number: 003240

Location: **2 Avenue Road, Theydon Bois, Epping, CM16 7JJ**

Proposal: Certificate of lawful development for proposed garage conversion.

Return: **No Objection.**

Application No: **EPF/1841/23**

Officer: Marie-Claire Tovey

RETURN: 18<sup>th</sup> September 2023

Planning History File Number: 007925

Location: **Larkhill, Abridge Road, Theydon Bois, Epping, CM16 7NN**

Proposal: Certificate of lawful development for existing use of property known as The Annexe as a separate dwelling.

Return: **Objection.** On the basis that Larkhill remains in one ownership and has not within the past four or ten years been formally subdivided, the Committee concluded that the use of the outbuilding as a single dwellinghouse would seem to require either further documentation in order to ascertain the relationship between the two separate buildings, or the submission of a full planning application.

#### **7. To consider the following Prior Approval Application:**

Application No: **EPF/1787/23**

Officer: Ian Ansell

RETURN: 18<sup>th</sup> September 2023

Planning History File Number: 002227

Location: **Piggotts Farm, Abridge Road, Theydon Bois, Epping RM4 1TX**

Proposal: Prior Approval application under Part Q regulations for the conversion of three agricultural barns into 4 dwellings.

Return: **Comments** – the Committee had a number of comments/questions: (1) how many sub-divisions of the site may be made in order to benefit from the provisions of Part Q; (2) current ongoing, and possibly increased future, agricultural use of the site; (3) close proximity of in-use agricultural barns; (4) boundary treatments of the proposed dwellings; (5) the presence of two large trees that currently screen barns from public view; (6) noting that the proposed dwellings can be constructed for occupancy at ground floor level only.

#### **8. Planning Clerk's Report;**

A response from the Parish Council has been submitted with respect to the recent appeal at Mickleham, Theydon Road, relating to the conversion of an annexe to a dwelling house.

Further documentation has been added to the EFDC planning register relating to two CLD applications, each being for existing use of the first floor of a warehouse at Blunts Farm as single unit of residential accommodation.

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

The Committee considered the content of a letter drafted by an independent planning consultant, recently engaged by the Parish Council, which outlines the consultant's professional opinion on planning application EPF/0292/21 – Land North of Forest Drive, for 38 new dwellings.

**Cllr Gooch closed the meeting at 9.55 pm.**

Signed ..... Cllr Peter Gooch

21<sup>st</sup> September 2023

**ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 4<sup>th</sup> September 2023**

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

<b>Application ref</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Determination Level</b>
EPF/0034/23	28, Braeside, Piercing Hill, Theydon Bois, Epping, CM16 7JW	Proposed Replacement Dwelling & Associated Works	Refuse	Area Planning Sub-Committee East
EPF/1594/23	Preceptors House, Coppice Row, Theydon Bois, Epping, CM16 7DN	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)	Approve	Delegated Decision
EPF/1278/23	1, Green View, The Green, Theydon Bois, CM16 7JD	Proposed single storey rear extension	Approve with Conditions	Delegated Decision
EPF/1420/23	4, Baldocks Road, Theydon Bois, Epping, CM16 7EB	Removal of existing single storey rear and side extension and car port. Addressing the reasons application EPF/0591/23 was refused.	Approve with Conditions	Delegated Decision
EPF/1219/23	Woodville, Sidney Road, Theydon Bois, Epping, CM16 7DT	Demolition of existing rear extension and erection of new single storey rear extension and conversion of garage to habitable space + alterations to fenestration	Approve with Conditions	Delegated Decision
EPF/1422/23	19 Hornbeam Close, Theydon Bois, Epping, CM16 7JT	Certificate of lawful development for a proposed single storey side extension and loft conversion.	Lawful	Delegated Decision
EPF/1595/23	Preceptors House, Coppice Row, Theydon Bois, Epping, CM16 7DN	Non Material Amendment to EPF/1362/22 (Landscaping of the Garden, including a new fence and patio area, new flower beds, seating and pergola) further details on planting and lighting.	Approve	Delegated Decision
EPF/1523/23	Great Gregories House, Theydon Road, Theydon Bois, Epping, CM16 4EF	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.	Approve with Conditions	Delegated Decision
EPF/1509/23	30, Theydon Park Road, Theydon Bois, Epping, CM16 7LP	Single storey rear extension	Approve with Conditions	Delegated Decision