

# 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 21<sup>st</sup> September 2023 at 8.00 PM

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

**Apologies for Absence:** Cllr Wood

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

**Members of the Public Present:** 1

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

**2. Confirmation of the Minutes of the Meeting held on Monday 4<sup>th</sup> September 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/1747/23**

Officer: Sukhvinder Dhadwar

RETURN: 2<sup>nd</sup> October 2023

Planning History File Number: 013537

Location: **Pakes Farm, Poplar Row, Theydon Bois, Epping, CM16 7NB**

Proposal: Garden annexe.

Return: **Strong Objection.** The proposal was considered to be incongruous and unsympathetic to the appearance of the principal building form of Pakes Farmhouse, and would detract from preserving and enhancing the integrity and significance of that Grade II Listed Heritage Asset.

Application No: **EPF/1867/23**

Officer: Nathaniel Raimi

RETURN: 25<sup>th</sup> September 2023

Planning History File Number: 032025

Location: **12 Heath Drive, Theydon Bois, Epping, CM16 7HL**

Proposal: Two storey side extension and single storey rear extension.

Return: **Objection.** Proposed changes to the front façade of the property would efface the distinctive cat-slide roof with small diamond window under. There is an established planning precedent for retaining these characteristic architectural features on houses throughout the Baldocks Estate.

Application No: **EPF/1912/23**

Officer: Mohinder Bagry

RETURN: 2<sup>nd</sup> October 2023

Planning History File Number: 020196

Location: **52, Purlieu Way, Theydon Bois, Epping, CM16 7EH**

Proposal: Second Storey Side Extension

Return: **No Objection with comment.** The Committee was pleased to note that the proposed extension has a hipped roof. This blends in with the traditional roof form of this locality and is in character with the original building and that of adjacent properties.

**6. Planning Clerk's Report**

A review undertaken by Solve Planning, on behalf of the Parish Council in respect of planning application EPF/0292/21 – Land North of Forest Drive, has been submitted to EFDC.

EFDC has granted planning permission under EPF/1523/23 for front extensions to Great Gregories House, Theydon Road. Given the previous extensions to the dwelling, which sits within the Green Belt, further permitted development rights were removed.

EFDC has applied Tree Preservation Orders to 9 trees at Piggotts Farm that front on to the Abridge Road.

The Planning Inspector has allowed the Appeal against refusal by EFDC of planning application EPF/0529/23 for side and rear extensions to 44 Blackacre Road, subject to Conditions.

An Appeal has been lodged in respect of refusal by EFDC of EPF/0860/23 – being a CLD application for existing use of an annexe property as being lived in as a separate dwelling house.

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

Cllr Blake asked about the situation regarding vehicles crossing a grass verge in order to access the frontage of a village property. This matter has been reported to EFDC Planning Enforcement. The Planning Clerk will request a status update from EFDC.

**Cllr Gooch closed the meeting at 8.54 pm.**

Signed ..... Cllr Peter Gooch

5<sup>th</sup> October 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