# **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 5th October 2023 at 8.00 PM

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

**Apologies for Absence:** Cllrs Amos and Wood **Officers Present**: Jane Sounes, Planning Clerk

Members of the Public Present: 3

1. Apologies for Absence: As above.

- 2. Confirmation of the Minutes of the Meeting held on Thursday 21st 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 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/1788/23 Officer: Ian Ansell RETURN: 9<sup>th</sup> October 2023

Planning History File Number: 002227

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

Proposal: A New Vehicular Access.

Return: Objection. This development would threaten the longevity of nine TPO'd trees situated on land between the Abridge

Road and new barn conversion dwellings that a new vehicular access is proposed to serve.

Application No: EPF/1976/23 Officer: Nathaniel Raimi RETURN: 16<sup>th</sup> October 2023

Planning History File Number: 021106

Location: 36 Blackacre Road, Theydon Bois, Epping, CM16 7LU

Proposal: This planning application is further to approval ref EPF/0374/22 regarding front landscaping at 36 Blackacre Road. The householder has constructed the frontage with some changes from the approved details. This application seeks to make changes to the as built frontage by introducing additional landscaping more in line with the planning approved design and to relocate the crossover location to align with the car parking spaces on the frontage and therefore more accessible. This will involve changes to the grass verge, however, the extent of grass verge will remain the same.

Return: **Objection.** The proposed widening of the crossover has a potentially negative impact on the adjacent verge tree. It was also felt that the proposal would not resolve a parking problem that has arisen as a result of the frontage of this property not having been built to plans approved under EPF/0374/22.

Application No: EPF/1981/23 Officer: Mohinder Bagry RETURN: 16<sup>th</sup> October 2023

Planning History File Number: 023379

Location: 8 Heath Drive, Theydon Bois, Epping CM16 7HL

Proposal: Single storey rear extension

Return: No Objection.

Application No: EPF/2006/23 Officer: Marie-Claire Tovey RETURN: 9<sup>th</sup> October 2023

Planning History File Number: 005205

Location: 1 Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping CM16 7NP

Proposal: Renovation and extension of existing property single storey extension to rear two storey side extension.

Return: Objection. (1) Perceived inconsistency on plans concerning access to the rear of the property (2) lack of clarity regarding

the removal of a mobile home that remains in-situ on the site (3) residential amenity space may be so reduced as to be

insufficient for the amenity of occupants (4) negative impact on neighbour amenity due to a wraparound balcony positioned above the rear extension.

RETURN: 16<sup>th</sup> October 2023 Application No: EPF/2011/23 Officer: Caroline Brown

Planning History File Number: 013989

Location: 33 Blackacre Road, Theydon Bois, Epping CM16 7LT

Proposal: Roof remodelling to provide a loft conversion incorporating an increase of the existing ridge level, front and rear

feature glazed elements and front porch.

Return: Strong Objection. The proposal would add considerably to the bulk, mass and height of the existing dwellinghouse. The result would be out-of-keeping with the scale of adjacent neighbouring properties, while its dominance would negatively impact

the visual amenity of the streetscene.

RETURN: 16<sup>th</sup> October 2023 Application No: EPF/2042/23 Officer: Muhammad Rahman

Planning History File Number: 005331

Location: 23 Elizabeth Drive, Theydon Bois, Epping CM16 7HJ

Proposal: Second Storey Side Extension.

Return: No Objection.

#### 6. To consider the following Approval of Details Application:

Application No: EPF/2026/23 Officer: Mohinder Bagry RETURN: 9th October 2023

Planning History File Number: 003746

Location: 4 Hill Road, Theydon Bois, Epping CM16 7LX

Proposal: Application for approval of details reserved by condition 5 'Surface Water Drainage' and condition 10 'EVCP' on planning permission EPF/2740/19 (Proposed demolition of an existing two storey & single storey side extension, subdivision of site, erection of a new detached dwelling & provision of a part two storey/part single storey rear extension to the donor

property with x2 no. new vehicle crossovers for each dwelling)

Return: Noted.

#### 6. Planning Clerk's Report

An Appeal has been lodged with the Planning Inspectorate in respect of demolition of existing buildings, and the erection of a replacement dwelling house plus 5 new dwellinghouses on a property situated on the Abridge Road. Four further Appeals have been raised in respect of refused Householder planning applications.

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

Cllr Gooch closed the meeting at 9.22 pm.

Cianod	Cllr Peter Gooch	2 <sup>nd</sup> November 2023
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## ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 5<sup>th</sup> October 2023

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

Application				Determination
ref	Site Address	Proposal	Decision	Level
	1 Thrifts Hall Farm Mews, The Coach			
	House, Abridge Road, Theydon Bois,	TPO/EPF/41/10	Approve with	Delegated
EPF/1446/23	Epping, CM16 7NL	T50: Lime - Fell and replace, as specified	Conditions	Decision
	6, Woodland Way, Theydon Bois, Epping,	Single storey side and rear extension.		Delegated
EPF/1633/23	CM16 7DZ	Demolition of existing garage.	Approve	Decision
		Application for approval of details		
		reserved by condition 3'External Finishes',		
		condition 4 'Additional Drawings',		
		condition 8 'Archaeological Investigation',		
		condition 12 'Building Regulations		
	Little Gregories, Little Gregories Lane,	upgrading' and condition 16' Tree		Delegated
EPF/1476/23	Theydon Bois, Epping, CM16 7JP	Protection and Arboricultural Survey	Split	Decision
		Demolition of the existing rear extension		
		and construction of a single storey wrap		
		around extension at ground floor, minor		
	27, Woburn Avenue, Theydon Bois,	internal alterations and loft conversion		Delegated
EPF/1277/23	Epping, CM16 7JR	with rooflights.	Refuse	Decision
		The erection of three agricultural		
		buildings, roof canopy to existing building,		
	Great Gregories Farm, Great Gregories	water storage tank and retrospective	Approve with	Delegated
EPF/1054/23	Lane, Epping, CM16 4EJ	consent for staff welfare cabin.	Conditions	Decision
	2, Avenue Road, Theydon Bois, Epping,	Certificate of lawful development for		Delegated
EPF/1518/23	CM16 7JJ	proposed garage conversion.	Lawful	Decision
		Non Material Amendment to Existing roof		
		altered to provide additional floor space,		
		demolition of side extension, new		
		extension to rear. Internal alterations.		
	79, Coppice Row, Theydon Bois, CM16	Existing garage to become habitable		Delegated
EPF/1675/23	7DL	room.	Refuse	Decision
		Prior approval application under Part Q		
	Piggotts Farm, Abridge Road, Theydon	regulations for the conversion of three	Approve with	Delegated
EPF/1787/23	Bois, Epping, RM4 1TX	agricultural barns into 4 dwellings.	Conditions	Decision