

# 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 11<sup>th</sup> August 2022 at 8.00 PM

**Councillors Present:** Cllrs Gooch, Burn, Morris and Wood

**Apologies for Absence:** Cllrs Amos, Blake, Hannibal and Morton

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

**Members of the Public Present:** 2

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

**2. Confirmation of Minutes of the Meeting held on Thursday 21<sup>st</sup> July 2022.** 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.

Cllr Burn declared a prejudicial interest EPF/1289/22 by virtue of being an adjoining neighbour to the property. Cllr Burn would not therefore take part in discussion about this application and would leave the room when this took place.

**4. Consideration of Public Representations received with regards to items on the Agenda.**

-The Agent for planning application EPF/1289/22 had registered to address the Committee.

-Written representation from two residents had been received concerning planning application EPF/1289/22.

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

Application No: **EPF/1101/22**                      Officer: Marie-Claire Tovey                      RETURN: 15<sup>th</sup> August 2022

Location: **57 Forest Drive, Theydon Bois, Epping CM16 7HB**

Proposal: Single storey side and rear extension (Amended application to EPF/2627/21).

Return: **No Objection.**

Application No: **EPF/1289/22**                      Officer: Muhammad Rahman                      RETURN: 15<sup>th</sup> August 2022

Location: **41 Dukes Avenue, Theydon Bois, Epping CM16 7HQ**

Proposal: Existing two storey side extension to be replaced with a new three bedroom detached dwelling.

Return: **Objection.** The Planning Committee felt that this proposal represents a cramped form of development, due to the scale of the proposed new dwelling in the context of its proposed plot size.

Application No: **EPF/1293/22**                      Officer: Loredana Ciavucco                      RETURN: 15<sup>th</sup> August 2022

Location: **18 Red Oaks Mead, Theydon Bois, Epping CM16 7LA**

Proposal: Single storey front extension to create a study and entrance under a mono-pitch roof. A first floor rear extension is also proposed.

Return: **The Planning Committee noted** that EFDC had already taken the decision on this application, in advance of the return date deadline.

Application No: **EPF/1298/22** Officer: Marie-Claire Tovey RETURN: 15<sup>th</sup> August 2022  
Location: **Ambresbury House, Theydon Road, Theydon Bois, Epping CM16 4EF**  
Proposal: Side extension providing new first floor Master Bedroom over existing garage and rear extension providing Family Room and extension to first floor.  
Return: **Objection.** The Committee was of the view that the proposed extensions under consideration, when counted together with previous extensions to the property, may constitute additions disproportionate to the original building.

Application No: **EPF/1335/22** Officer: Loredana Ciavucco RETURN: 15<sup>th</sup> August 2022  
Location: **4 Orchard Drive, Theydon Bois, Epping CM16 7DJ**  
Proposal: Single storey side and rear extension. First-floor extension and double-storey side extension.  
Return: **No Objection with comment:** The Committee perceived that, should this planning application be granted, the proposals under certificate of lawful development applications EPF/1321/22 and EPF/1326/22 may then, together, exceed the total volumes allowed under permitted development for a loft conversion, meaning that works under these three separate applications could probably not be carried out contemporaneously.

Application No: **EPF/1429/22** Officer: Marie-Claire Tovey RETURN: 15<sup>th</sup> August 2022  
Location: **91 Coppice Row, Theydon Bois, Epping CM16 7DW**  
Proposal: Re-application for a single storey front/side & double storey rear extension.  
Return: **No objection, Subject to** the inclusion of two Conditions in any Grant of Planning Permission:  
(1) Materials to be used for the external finishes of the proposed development shall be as specified in the approved plans submitted with this application; (2) the removal of permitted development rights as covered under the Town and Country Planning (General Permitted Development) Order within Schedule 2, Part 1, Classes A, AA, B and C.

Application No: **EPF/1495/22** Officer: Alastair Prince RETURN: 15<sup>th</sup> August 2022  
Location: **Albanridge, Theydon Park Road, Theydon Bois, Epping CM16 7LS**  
Proposal: Construction of a new first floor on principal part of the dwelling.  
Return: **No Objection, subject to** the removal of permitted development rights as covered under the Town and Country Planning (General Permitted Development) Order within Schedule 2, Part 1, Classes A and B.

#### **6. To Consider the following Variation of Condition application:**

Application No: **EPF/1430/22** Officer: Caroline Brown RETURN: 22<sup>nd</sup> August 2022  
Location: **52 Orchard Drive, Theydon Bois, Epping CM16 7DJ**  
Proposal: Variation of Condition 4 'materials' of EPF/0017/20 (Proposed two storey side and part single and two storey rear extension).  
Return: **Objection.** The Committee does not consider alternative facing materials, as proposed, to be acceptable, this dwelling being one of a row of distinctive properties sited in a highly visible location. Where extensions have been added in the past, facing materials have always been of matching red brick (with red tile above), a key feature of these properties.

#### **7. To Consider the following Certificate of Lawful Development applications:**

Application No: **EPF/1291/22** Officer: Loredana Ciavucco **RETURN: To note Lawful decision**  
Location: **18 Red Oaks Mead, Theydon Bois, Epping CM16 7LA**  
Proposal: Certificate of lawful development for proposed roof extension to facilitate a loft conversion  
Return: **Lawful Decision noted.**

Application No: **EPF/1292/22** Officer: Rhian Thorley RETURN: No objection (delegated, to meet deadline)  
Location: **27 Theydon Park Road, Theydon Bois, Epping CM16 7LR**  
Proposal: Certificate of lawful development for proposed garage and loft conversions.  
Return: **No Objection noted.**

Application No: **EPF/1321/22** Officer: Rhian Thorley RETURN: 15<sup>th</sup> August 2022  
Location: **4 Orchard Drive, Theydon Bois, Epping CM16 7DJ**  
Proposal: Certificate of lawful development for proposed loft conversion with two dormers and roof lights.  
Return: **No Objection**

Application No: **EPF/1326/22**

Officer: Loredana Ciavucco

**RETURN: To note Lawful decision**

Location: **4 Orchard Drive, Theydon Bois, Epping CM16 7DJ**

Proposal: Certificate of lawful development for proposed single storey rear and side extensions.

Return: **Lawful Decision noted.**

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

### Planning Enforcement

A resident emailed the Parish Council to enquire about next steps, following EFDC's refusal of a planning application with respect to a boundary treatment to the frontage of a village property. The Planning Clerk advised on process.

A resident has contacted the Parish Office with concerns about a building under construction in the garden of a bungalow that appears to be of significant size and scale. The Planning Clerk would submit an enquiry to EFDC Planning Enforcement.

### Environmental/Licensing

The Parish Office has received a further complaint from a resident concerning noise emanating from a restaurant in Forest Drive. The Planning Clerk will advise EFDC Licensing.

The Planning Committee noted that a resident has emailed EFDC Environmental Enforcement concerning a breach of licensing conditions outside a restaurant in Forest Drive.

### City of London Corporation works

Information from City of London Corporation regarding Deer Sanctuary Pond construction works from 1st August to 30th September 2022 has been posted to the Parish Council noticeboard on Coppice Row.

### Epping Forest District New Local Plan

EFDC has confirmed to Inspector Jonathan Bore that the Council expects to publish in early September 2022 its response to Mr Bore's recommended Actions, following his examination of the New Local Plan.

### Local Boundary Review

The Local Government Boundary Commission has acknowledged receipt of the Parish Council's comments on the Commission's electoral review of Epping Forest District wards, and said that it will consider these comments carefully.

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

None.

**Cllr Gooch closed the meeting at 9.50 pm.**

Signed ..... Cllr Peter Gooch

18<sup>th</sup> August 2022