

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 12th May 2022 at 8.00 PM

Councillors Present: Cllrs Gooch, Amos, Blake, Burn, Morton and Wood

Apologies for Absence: Cllrs Hannibal and Morris

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 1

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 21st April 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 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. Consideration of Public Representations received with regards to items on the Agenda.

Written representation from a Theydon Bois Tree Warden for EPF/0736/22

5. To Consider the following Full Planning Application:

Application No: **EPF/0523/22**

Officer: James Rogers

RETURN: 16th May 2022

Applicant: Mr Smith

Location: **The Pond House, Poplar Row, Theydon Bois, Epping CM16 7NB**

Proposal: Single storey rear extension.

Return: **No Objection.**

6. To Consider the following Approval of Details Application:

Application No: **EPF/0775/22**

Officer: Kie Farrell

RETURN: 20th May 2022

Applicant: Mr Geoff Shaw

Location: **2 Dukes Avenue, Theydon Bois, Epping CM16 7HE**

Proposal: Application for Approval of Details Reserved by Conditions 3"documentary & photographic details of type & colours of external finishes", 5"Wheel washing", 9"2 Electric Vehicle Charging Point", 10"super-fast broadband", 13"details of surface water disposal", 14"risks posed by any contamination", 16"position, design, materials and type of boundary treatment" & 18"scheme to enhance the nature conservation" for EPF/0021/22. (the demolition of the existing 4 bedroom house and erection of 2no 4 bedroom houses).

Return: **No Objection, Subject to:** The two supporting CGI images, previously shown to the Parish Council's Planning Committee, and documentation, being included in the 'Approval of Details' for Condition No. 16: "Position, design, materials and type of boundary treatment".

7. To Consider the following Tree Preservation Order Application:

Application No: **EPF/0736/22**

Officer: Robin Hellier

RETURN: 16th May 2022

Applicant: Mr Ron Hopkins

Location: **Beechwood, Theydon Road, Epping CM16 4EE**

Proposal: TPO/EPF/01/10 (Ref:T4) T001: Cedar – Fell and replace, as specified.

Return: **No Objection – subject to** the EFDC Tree Officer's recommendations, although the Committee regretted the potential loss of this mature specimen tree.

8. To Consider the following Planning Applications (to which the Planning Committee previously raised Objection), since the determination of these has been held in abeyance by EFDC, due to the provision of new policies relating to the Epping Forest Special Area of Conservation. (The Committee may decide to support its previous comments, or amend these, as appropriate):

Application No: **EPF/1656/19**

Officer: SAC – Held in Abeyance

RETURN: 20th May 2022

Applicant: Ms Margaret Padfield

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

Proposal: Erection of 3 x 4 bedroom residential houses to replace existing barns on site.

Return: **Strong Objection.** The Committee believed that the quantum of development proposed would substantially exceed that which could be afforded by conversion under the GPDO, whilst the height and massing of the dwellings would be conspicuous within the landscape setting, and too urban in design and layout given the close proximity of the adjacent Grade II Listed Farmhouse and barns.

Application No: **EPF/2740/19**

Officer: SAC – Held in Abeyance

RETURN: 20th May 2022

Applicant: Mr & Mrs P Debenham

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

Proposal: 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: **Strong Objection** – the Committee ratified its earlier returned objection and comments, dated 23rd December 2019.

Application No: **EPF/0766/20**

Officer: SAC – Held in Abeyance

RETURN: 20th May 2022

Applicant: Mr Willem Botha

Location: **21 Forest Drive, Theydon Bois, Epping CM16 7HA**

Proposal: Creation of one bed flat and associated parking (Revised application to EPF/0066/20).

Return: **Objection withdrawn – subject to Conditions recommended by the EFDC Planning Officer.** The Parish Council was contacted by EFDC with respect to amendments made to plans for this application, and had understood there was to be a further period of consultation. However due to the inclusion of this application on the Agenda for the EFDC Area Planning Sub-Committee East meeting on 11th May, the Chairman of the Parish Council Planning Committee, having viewed the EFDC Planning Officer's Report, recommended withdrawal of the Parish Council's previous objection dated 18th May 2020 – whilst noting that the outlook for the main living area is somewhat limited and access to the amenity space can only be made by crossing the parking area to the rear.

9. Planning Clerk's Report

Planning Enforcement

The Parish Council has been made aware of an Appeal against the serving of Enforcement Notices on Blunts Farm Units, and has emailed EFDC Planning Services to request further information. The last date for submissions to the Planning Inspectorate, from interested parties, is 9th June 2022.

We have also been made aware that the last container that remained in situ at the Old Forester's site has now been removed, and that some of the hard standing has been covered over with soil that was banked up around the side of the site.

Planning Application Appeal

A Planning Appeal has been lodged in respect of EFDC Refusal of Householder Planning Application EPF/3087/21 – West Lodge, Coppice Row, which is in the Green Belt. The Planning Committee raised a Strong Objection to the application.

Epping Forest District New Local Plan (2011-2033)

Inspector Jonathan Bore MRTPI has been appointed to complete the New Local Plan Examination. Mr Bore has access to all the examination documents and recorded Hearings. An update on the next steps in the process will be posted on the EFDC website and sent to all Regulation 19 Representatives as soon as possible.

Epping Forest District Council Ward Boundaries Consultation

The Local Government Boundary Commission for England has begun a 10-week consultation that invites proposals for new council wards and ward boundaries for Epping Forest District Council (EFDC). The consultation will close on 18th July 2022.

Planning Decisions 21st April to 11th May 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0776/22	031511	42 Green Glade Theydon Bois Epping CM16 7LZ	Application to determine if prior approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 4.00 metres.	FINAL DECISION	07-04-2022	Prior Approval Not Required
EPF/0597/22	017495	14 Morgan Crescent Theydon Bois Epping CM16 7DX	Proposed two and one storey side and rear extensions to house.- Revised application.	FINAL DECISION	05-04-2022	Refuse Permission (Householder)
EPF/0453/22	011312	20 Morgan Crescent Theydon Bois Epping Essex CM16 7DX	Single storey rear extension to semi-detached house	FINAL DECISION	16-03-2022	Grant Permission (With Conditions)
EPF/0473/22	004087	18 Morgan Crescent Theydon Bois Epping Essex CM16 7DX	Single storey rear extension to semi-detached house.	FINAL DECISION	11-03-2022	Grant Permission (With Conditions)
EPF/0374/22	021106	36 Blackacre Road Theydon Bois Epping Essex CM16 7LU	Proposed vehicle crossover - widening of existing to make two car width.	FINAL DECISION	07-03-2022	Grant Permission (With Conditions)
EPF/0250/22	010221	37 A Theydon Park Road Theydon Bois Epping Essex CM16 7LR	New railings and gates to front garden.	FINAL DECISION	18-02-2022	Refuse Permission (Householder)
EPF/0958/21	002689	Blunts Farm Coopersale Lane Theydon Bois Epping CM16 7NT	New single storey swimming pool wing to side and rear of existing house.	FINAL DECISION	27-01-2022	Refuse Permission (Householder)
EPF/2951/21	025023	69 Dukes Avenue Theydon Bois Epping CM16 7HQ	Single storey side extension.	FINAL DECISION	07-12-2021	Grant Permission (With Conditions)
EPF/2652/21	004512	Coppice View 91 Coppice Row Theydon Bois Epping CM16 7DW	Proposed single storey front/side rear extension, including a new loft & loft conversion.	FINAL DECISION	29-11-2021	Refuse Permission (Householder)

10. Any Other Matters relating to Planning, without decision. None

CLlr Gooch closed the meeting at 9.17 pm.

Signed Cllr Peter Gooch

31st May 2022