

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 15th December 2022 at 8.00 PM

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

Apologies for Absence: Cllrs Amos, Blake and Wood

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 4

1. Apologies for Absence – As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 1st December 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/1438/22 (Amended Plans) by virtue of being an adjacent 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. Public Participation session with regard to Items on the Agenda – None

5. To Consider the following Full Planning Applications:

Application No: **EPF/2642/22**

Officer: Rhian Thorley

RETURN: 19th December 2022

Planning History File Number: 026540

Location: **46 Theydon Park Road, Theydon Bois, Epping CM16 7LP**

Proposal: Resubmission of refused application EPF/1761/22 • Removing the existing garage and conservatory. • Singles storey front extension to provide a new garage. • Two storey front and side extensions to provide a front porch with a galleried style staircase, living room and a bedroom. • Rear extension with a flat roof to provide a dining area. • Two storey rear extension to provide a sitting on the ground floor and a bedroom on the first floor. • Raising the existing roof to neighbours height to provide adequate space in the loft for a bedroom and an office with two dormers to the front and a dormer to the back. • Internal alterations on ground and first floor. • Changing the external material from render to Cedral boarding as shown on side elevation 1. • Replacing the front windows with timber sash windows.

Return: No Objection – subject to removal of permitted development rights classes A, AA and B – in order for the LPA to manage any further proposals concerning the roofscape of this property.

Application No: **EPF/2505/22**

Officer: Mohinder Bagry

RETURN: 26th December 2022

Planning History File Number: 000290

Location: **Greys Farm, Green Glade, Theydon Bois, Epping, CM16 7LZ**

Proposal: Proposed front porch canopy & extended rear balcony.

Return: Strong Objection. The proposal constitutes inappropriate development in the Green Belt, where no very special circumstances exist to outweigh the harm that would be caused to the openness of the rural area.

Application No: **EPF/2559/22** Officer: Sukhvinder Dhadwar RETURN: 19th December 2022
Planning History File Number: 030081
Location: **38 Forest Drive, Theydon Bois, Epping CM16 7EZ**
Proposal: Retrospective application for alterations to approved boundary wall.
Return: **Objection.** The development as built with black metal railings attached is not a soft boundary treatment, and is clearly contrary to Conditions 4 and 5 of the Planning Permission Grant under EPF/1112/19.

Application No: **EPF/2631/22** Officer: Mohinder Bagry RETURN: 26th December 2022
Planning History File Number: 021782
Location: **22 Hornbeam Road, Theydon Bois, Epping, CM16 7JX**
Proposal: New front dormer & conversion of existing garage
Return: **No Objection.**

6. To Consider the following Amended Full Planning Application:

Application No: **EPF/1438/22** Officer: Muhammad Rahman RETURN: 22nd December 2022
Planning History File Number: 002918
Location: **45 Dukes Avenue, Theydon Bois, Epping, CM16 7HQ**
Proposal: Double storey side / rear and single storey rear extensions. Amended plans.
Return: **No Objection.**

7. To Consider the following Certificate of Lawful Development Application:

Application No: **EPF/2632/22** Officer: Mohinder Bagry RETURN: 26th December 2022
Planning History File Number: 021782
Location: **22 Hornbeam Road, Theydon Bois, Epping, CM16 7JX**
Proposal: Application for a Lawful Development certificate for a proposed loft conversion & garage conversion.
Return: **No Objection.**

8. To Consider the following Prior Approval Planning Application:

Application No: **EPF/2630/22** Officer: Graham Courtney RETURN: 19th December 2022
Planning History File Number: 021782
Location: **22 Hornbeam Road, Theydon Bois, Epping CM16 7JX**
Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 2.51 metres & a maximum height of 2.51 metres.
Return: **Comments:** (1) The Planning Committee requests EFDC Planning to check that the adjoining neighbour is consulted, and (2) maximum height may exceed 2.51 metres once the rooflights are included in this measurement.

9. To Consider the following Change of Hours Application:

Planning Application No: **EPF/2709/22** Officer: Ian Ansell RETURN: 5th January 2023
Planning History File Number: 016026
Location: **14 Forest Drive, Theydon Bois, Epping, CM16 7EY**
Proposal: Application for a proposed change of hours from 6pm to 10pm.
Return: **Objection.** The Planning Committee considers that this location is not suitable for the proposed evening operation, due to the proximity of residential development.

10. To Consider the following Variation of Premises Licence Application:

Licensing Application: WK/202249679 RETURN: 22nd December 2022
Location: **14 Forest Drive, Theydon Bois, Epping CM16 7EY**
Proposal: To extend opening trading hours Monday to Sunday to 08.00–22.00 hours, to include provision of recorded music, late night refreshment and the sale of alcohol.
<http://planpub.eppingforestdc.gov.uk/NorthgatePublicDocs/00874899.pdf>

Return: **Objection.** The Planning Committee considers that this location is not suitable for the proposed evening operation, due to the proximity of residential development.

11. Planning Clerk's Report

EFDC has extended the Latton Priory Draft Strategic Masterplan Consultation to 23rd January 2023 – to take account of the Christmas period, and overlap with the EFDC Local Plan Further Main Modifications consultation.

The London Green Belt Council circulated a letter from Michael Gove MP to Conservative MPs dated 6th December 2022, setting out further changes to the planning system, alongside the Levelling Up and Regeneration Bill.

Cllr Gooch has emailed the EFDC Development Management Service Manager, requesting assurance that the iPlan planning system will not be 'turned off' until such time as all data from it has been successfully migrated and is publicly available via the new online Planning Portal.

The Tree Warden has received correspondence from EFDC Planning Enforcement concerning the construction of a vehicle crossover to a village property.

12. Any Other Matters relating to Planning, without decision

A resident reminded the Committee that it is to be checked whether the extension to the rear of a village property has met the conditions attached to planning permission.

Cllr Gooch closed the meeting at 9.20 pm.

Signed Cllr Peter Gooch

5th January 2023