

# 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 16<sup>th</sup> February 2023 at 8.00 PM

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

**Apologies for Absence:** None

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

**Members of the Public Present:** 2

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

**2. Confirmation of the Minutes of the Meeting held on Thursday 2<sup>nd</sup> February 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.

Cllr Burn declared a personal, but non-pecuniary, interest EPF/0114/23 by virtue of being a near neighbour to the property. Cllr Burn would leave the room when discussion on this item 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/0094/23**

Officer: Loredana Ciavucco

RETURN: 20<sup>th</sup> February 2023

Planning History File Number: 030829

Location: **22 Morgan Crescent, Theydon Bois, Epping, CM16 7DX**

Proposal: The demolition of existing conservatory, garage and garden store. The erection of a single storey rear extension and open porch.

Return: **No Objection.**

Application No: **EPF/0114/23**

Officer: Marie-Claire Tovey

RETURN: 20<sup>th</sup> February 2023

Planning History File Number: 031846

Location: **39 Dukes Avenue, Theydon Bois, Epping, CM16 7HG**

Proposal: This application is to regularise changes to the as built fenestration of a garden outbuilding to be used as an annexe. Under approval reference – APP/J1535/D/21/3278460. (1) Entrance door and two windows, one serving bedroom the other the living room, are now situated on the north facing elevation. (2) Double doors and glazed side windows serving the living room now on west facing elevation.

Return: **Strong Objection.** The configuration of this building has changed, with the main access not now facing the host dwelling at 39 Dukes Avenue. The Parish Council considers that these changes are not so consistent with a shared annexe, and could now be considered to be more consistent with a separate unit. In which case the annexe would be a substandard form of accommodation for future residents and would negatively impact on the amenity of neighbouring properties. It was also noted that submitted plans may not reflect what has been constructed on site.

Application No: **EPF/0133/23**

Officer: Rhian Thorley

RETURN: 20<sup>th</sup> February 2023

Planning History File Number: 007517

Location: **10 Woodland Way, Theydon Bois, Epping, CM16 7DZ**

Proposal: 3 metre single storey rear extension.

Return: **No Objection.**

#### **6. To Consider the following revised Full Planning Application:**

Application No: **EPF/0687/22**

Officer: Alastair Prince

RETURN: 20<sup>th</sup> February 2023

Planning History File Number: 012206

Location: **Albanridge, Theydon Park Road, Theydon Bois, Epping, CM16 7LS**

Proposal: Demolition of existing conservatory and side porch and construction of a single-storey rear extension.

Alterations to front façade including altering of external material.

Return: **No Objection, subject to** the EFDC Planning Officer being satisfied that, based on volume increase, the proposal does not constitute inappropriate development in the Green Belt

#### **7. To consider the following Prior Approval Application:**

Application No: **EPF/2815/22**

Officer: Graham Courtney

RETURN: 27<sup>th</sup> February 2023

Planning History File Number: 031793

Location: **29 Hornbeam Road, Theydon Bois, Epping, CM16 7JU**

Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.00 metres, height to eaves of 2.10 metres & a maximum height of 2.88 metres.

Return: **Noted.**

#### **8. To note the following Prior Approval Application:**

Application No: **EPF/0105/23**

Officer: Rhian Thorley

Planning History File Number: 000199

Location: **Great Gregories Farm, Great Gregories Lane, Epping, CM16 7EJ**

Proposal: Application to determine if Prior Approval is required for an agricultural hay storage barn.

Return: **Noted** that EFDC has already determined Prior Approval is not required.

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

The Planning Inspector has allowed an Appeal for retention of decorative railings at first floor level to a property in Dukes Avenue, subject to a condition restricting the use of the area in order to protect the living conditions of the occupiers of the adjacent property by way of potential overlooking.

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

Clr Gooch noted that a re-opened cafe in Forest Drive is now trading under a different name, following an EFDC Licensing grant in respect of a variation of the premises trading hours.

A surprising reason for refusal, given by EFDC under delegated powers, in respect of a recent planning application led to a discussion about EFDC's Development Management team now reportedly undertaking less site visits than was formerly the case.

Clr Amos has raised a surface water issue along part of Piercing Hill, as discussed at a recent Planning Committee meeting, with the relevant EFDC Portfolio Holder.

**Clr Gooch closed the meeting at 9.25 pm.**

Signed ..... Clr Peter Gooch

2<sup>nd</sup> March 2023