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 16th November 2023 at 8.00 PM

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

Apologies for Absence: None

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 2nd November 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 in planning application EPF/2246/23, being a near neighbour of both properties. Cllr Burn would therefore not take part in the Committee's discussion of this planning application.

- 4. Public Participation session with regard to Items on the Agenda: None.
- 5. To consider the following Full Planning Applications:

Application No: EPF/2246/23 Officer: Marie-Claire Tovey RETURN: 20th November 2023

Planning History File Number: 031846

Location: 39 and 39a Dukes Avenue, Theydon Bois, Epping, CM16 7HG Proposal: Proposed vehicle crossovers to serve 39 and 39a Dukes Avenue.

Return: Objection. The Committee fully endorsed comments made by the EDFC Trees and Landscape Team, being of the opinion that the proposal would be detrimental to two highly valued street trees and to the character of the surrounding area. Four parking spaces are already to be provided to the rear of the properties, as per previously-approved plans.

Application No: EPF/2282/23 Officer: Kelly Sweeney RETURN: 20th November 2023

Planning History File Number: 015148

Location: 79 Coppice Row, Theydon Bois, Epping, CM16 7DL

Proposal: Existing roof altered to provide additional floor space, demolition of side extension, new extension to rear. Internal alterations. Existing garage to become habitable room.

Return: Objection. The Planning Committee felt, on balance, that this revised scheme remains overly dominant, fails to respect or complement the original building and its setting, and would be detrimental to neighbour amenity.

Officer: Nathaniel Raimi

RETURN: 20th November 2023

Planning History File Number: 032025

Application No: EPF/2301/23

Location: 12 Heath Drive, Theydon Bois, Epping, CM16 7HL Proposal: Two Storey Side extension. Single Storey Rear Extension.

Return: No Objection.

Application No: EPF/2318/23 Officer: Nathaniel Raimi RETURN: 27th November 2023

Planning History File Number: 004807

Location: West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR

Proposal: Replacement and relocation of porch and replacement of rear extension.

Return: No Objection.

6. To consider the following Prior Approval Application:

Application No: EPF/2281/23 Officer: James Rogers RETURN: 27th November 2023

Planning History File Number: 032052

Location: 31 Buxton Road, Theydon Bois, Epping CM16 7HD

Proposal: Prior approval for a 4.00m deep single storey extension, height to eaves 3.00m and maximum height of 3.24m.

Return: Noted.

7. Planning Clerk's Report

Essex Highways Authority has assessed the development proposal for 38 new dwellings at 'Land North of Forest Drive' and has viewed it as not likely to be detrimental to highway safety or efficiency. However, the Authority would require an extension to the existing 'no waiting at any time' Double Yellow Line restriction, from the junction with Dukes Avenue to the northern end of Forest Drive.

The Appeal against refusal by EFDC of EPF/0860/23 has been Withdrawn – in respect of a Certificate of Lawful Development for existing use of the property known as the annexe at Larkhill, Abridge Road, as having been created and lived in as standalone dwelling in excess of the 4-year ruling without having been enforced upon.

- 8. To Note: Essex Planning Officers Association consultation on potential changes to the Essex Parking Standards
- 9. Any Other Matters relating to Planning, without decision. None.

Cllr Gooch closed the meeting at 8.55 pm.

Sign	nedCllr Peter Gooch	7 th December 2023