

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 17th November 2022 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: 5

1. Apologies for Absence – As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 3rd November 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. Public Participation session with regard to Items on the Agenda – None

5. To Consider the following Full Planning Applications:

Application No: **EPF/2426/22** Officer: Kie Farrell RETURN: 28th November 2022
Location: **14 Morgan Crescent, Theydon Bois, Epping CM16 7DX**
Proposal: Two and one storey side and rear extensions to house. Revised application - October 2022.
Return: No Objection.

Application No: **EPF/2461/22** Officer: Ian Ansell RETURN: 28th November 2022
Location: **Mossford Green Nursery, Abridge Road, Theydon Bois, Epping CM16 7NR**
Proposal: Demolition of existing buildings, erection of replacement dwelling and 5 no. new dwellings (reduction following refusal EPF/3379/18).
Return: Deferred to the next meeting – pending clarification of Green Belt Policy aspects with the Epping Forest District Council Planning Officer.

Application Nos: **EPF/2470/22 and EPF/2471/22** Officer: Kie Farrell RETURN: 28th November 2022
Location: **Pakes Farm, Poplar Row, Theydon Bois, Epping CM16 7NB**
Proposal: Grade II Listed Building application for replacement of the existing side conservatory with a slightly larger, single-storey garden room and erection of a new two-storey side extension to accommodate a breakfast room and en-suite bathroom.
Return: Strong Objection. In the Committee’s view, this proposal is of a scale and aesthetic that is unsympathetic to, and detracts from, the significance, appearance, character and setting of this important Heritage Asset.

6. To Consider the following Amended Full Planning Application:

Application No: **EPF/1915/22**

Officer: Muhammad Rahman RETURN: 22nd November 2022

Location: **19 Dukes Avenue, Theydon Bois, Epping CM16 7HG**

Proposal: Rear and side first floor extensions. Rooflight in flat roof within rear room. Existing garage to be converted into part store and part home office. *AMENDED PLANS*

Return: No Objection – subject to the proposed side extension being set back by a minimum of 300mm in order to retain the distinctive cat slide roof design feature of the property.

7. To Consider the following Certificate of Lawful Development Planning Applications:

Application No: **EPF/2429/22**

Officer: Mohinder Bagry

RETURN: 28th November 2022

Location: **13 Hornbeam Close, Theydon Bois, Epping CM16 7JT**

Proposal: Application for a Lawful Development certificate for a proposed rear extension.

Return: No Objection.

Application No: **EPF/2466/22**

Officer: Rhian Thorley

RETURN: 28th November 2022

Location: **38 Woburn Avenue, Theydon Bois, Epping CM16 7JS**

Proposal: Certificate of lawful development for a proposed hip to gable loft extension and L shape dormer in connection with a loft conversion.

Return: No Objection.

8. Planning Clerk's Report

Local Plan: Latton Priory Strategic Masterplan Planning Consultation – A public consultation on the Latton Priory Masterplan will run from 17th November to 9th January 2022.

Householder Appeal – A householder appeal has been raised against refusal of planning permission by EFDC for the erection of decorative railings at first floor level at a property in Dukes Avenue.

Suspected planning breach – advertisement sign on Coppice Row - further explanation has been received from the EFDC Planning Enforcement Officer as to why this sign does not constitute a breach.

9. Consultation on Further Modifications to the main Modifications – Epping Forest District New Local Plan (2021-2033)

Cllr Burn commented that none of the proposed further modifications affect Theydon Bois – with the exception of an Addition to Protected Lanes Section (page 191) clarifying the extent of PL13 Coopersale Lane, Theydon Garnon, consistent with the Policies Map – this being the lane's Eastern Section.

10. Any Other Matters relating to Planning, without decision

A resident asked if the extension to the rear of Wain met the conditions attached to planning permission. Cllr Gooch advised this will be checked.

Cllr Gooch closed the meeting at 9.50 pm.

Signed Cllr Peter Gooch

1st December 2022