

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 18th August 2022 at 8.00 PM

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

Apologies for Absence: Cllrs Hannibal and Morton

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 6

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 11th August 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.

Cllr Burn declared a prejudicial interest EPF/1438/22 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. Consideration of Public Representations received with regards to items on the Agenda.

- Written representation concerning EPF/1406/22 had been received from Theydon Bois Action Group
- Written representation from two residents had been received concerning planning application EPF/1438/22.

5. To Consider the following Full Planning Applications:

Application No: **EPF/1342/22** Officer: Muhammad Rahman RETURN: 29th August 2022
Location: **22 Purlieu Way, Theydon Bois, Epping CM16 7ED**
Proposal: First floor side extension and front porch.
Return: **No Objection.**

Application No: **EPF/1379/22** Officer: Sukhvinder Dhadwar RETURN: 29th August 2022
Location: **22 Piercing Hill, Theydon Bois, Epping CM16 7JW**
Proposal: Replacement of existing front fence.
Return: **Strong Objection.** In the Committee's view, the proposal is inconsistent with the prevailing character and design of front boundary treatments along this stretch of Piercing Hill, which aims to preserve visual amenity of the streetscene and the landscape setting. It is thereby considered to be conspicuous and inappropriate development in the Green Belt.

Application No: **EPF/1406/22** Officer: Marie-Claire Tovey RETURN: 22nd August 2022
Location: **Blunts Farm, Land at Coopersale Lane, Theydon Bois, Epping CM16 7NT**
Proposal: Change of use from agricultural to B8 storage and associated development.
Return: **Strong Objection.** Intensification of the use of these buildings would have a materially greater impact than their former agricultural use on the openness of the Green Belt and would consequently harm the character of the area.

Application No: **EPF/1438/22** Officer: Muhammad Rahman RETURN: 22nd August 2022
Location: **45 Dukes Avenue, Theydon Bois, Epping CM16 7HQ**
Proposal: Double storey side/rear and single storey rear extensions.
Return: **Objection.** By reason of its depth, the proposed single storey rear extension would appear excessively overbearing when seen from the rear of the adjoining property. The increase in the bulk of the main roof, with the addition of gable ends, would not serve to complement the scale of the original dwelling.

Application No: **EPF/1442/22** Officer: Loredana Ciavucco RETURN: 29th August 2022
Location: **48 Dukes Avenue, Theydon Bois, Epping CM16 7HF**
Proposal: Proposed conversion of existing garage into a habitable room, extending the front wall by approx. 1 metre forward with extension of existing pitch roof over. Re-siting of the existing front door from side to the front.
Return: **No Objection.**

Application No: **EPF/1446/22** Officer: Caroline Brown RETURN: 29th August 2022
Location: **Little Gregories, Little Gregories Lane, Theydon Bois, Epping CM16 7JP**
Proposal: Demolition of 21st century single storey extension to the rear and one and a half storey rear projection. Erection of a part one and a half storey extension and a single storey extension to the rear. Creation of a part basement under the footprint of the building. Part re-configuration of the ground floor, first floor and second floor.
Return: **No Objection, subject to:** (1) an assessment by the EFDC Planning Officer, based on Green Belt Policy, as to whether the proposed extensions to this property could represent "disproportionate additions over and above the size of the original building" (2) an assessment by EFDC's Heritage and Conservation Team (3) removal of permitted development rights from this Locally Listed Building situated in the Green Belt (4) full compliance with Essex County Council's recommendations that a programme of archeological investigation by Historic England be carried out, analysed, and reported on to the local authority, prior to commencement of any works.

Application No: **EPF/1523/22** Officer: Alastair Prince RETURN: 29th August 2022
Location: **5 The Weind, Theydon Bois, Epping CM16 7HP**
Proposal: Application for a proposed rear & side, part ground and part 2 storey extension.
Return: **No Objection.**

Application No: **EPF/1602/22** Officer: Muhammad Rahman RETURN: 29th August 2022
Location: **Mickleham, Theydon Road, Theydon Bois, Epping CM16 4EE**
Proposal: The change of use of an existing annex building to a separate dwelling.
Return: **Objection.** The Planning Committee considers that this proposed change of use, for a building previously approved as an annexe and specifically deemed not to create a new property, would now constitute inappropriate development in the Green Belt, causing significant harm to its character and openness.

6. To Consider the following Tree Preservation Order application:

Application No: **EPF/1502/22** Officer: Robin Hellier RETURN: 22nd August 2022
Location: **68 Theydon Park Road, Theydon Bois, Epping CM16 7LP**
Proposal: TPO/EPF/16/96 – T1: Oak – Crown reduce by up to 1.5m, as specified.
Return: **No Objection, subject to the EFDC Tree Officer's recommendations.**

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

Application No: **EPF/1494/22**

Officer: Alastair Prince

RETURN: 22nd August 2022

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

Proposal: Certificate of Lawful Development for proposed construction of a front porch.

Return: **No Objection.**

8. Planning Clerk's Report

Concerns had been raised about a vehicular crossover that may not have been constructed in accordance with approved plans. If, upon further investigation, this appears to be the case, the Planning Clerk will submit a planning breach enquiry to EFDC.

It was noted that Certificate for Lawful Development planning application EPF/1292/22 had been withdrawn.

9. Any Other Matters relating to Planning, without decision.

Cllr Gooch reported that quantities of rubbish and building materials have been deposited overnight at Greys Farm, via the cow bridge in Green Glade. The Planning Clerk will submit a planning breach report to EFDC.

TBAG had written to the Parish Council concerning the designation of Coopersale Lane as a Historic Protected Lane, TBAG having noticed that Epping Forest District New Local Plan Submission Version 2017 document EB114B includes a map that designates the lane as being protected only from the entrance to Blunts Farm down to Hobbs Cross. This is presumed to be an oversight, since the Adopted Epping Forest District Local Plan 1998 with alterations of 2006 clearly shows the whole length of the lane as being designated with Historic Protected Lane status. Cllr Gooch will write to the Head of Planning Services to alert him to this oversight and ask that Inspector Bore is advised without delay that document EB114B requires revision in order to correct the map prior to adoption of the New Local Plan.

The Planning Clerk would forward to two residents attending the meeting EFDC's 'Comment on a planning application' web page link, and the EFDC email address for submitting comments on a planning application.

Cllr Gooch closed the meeting at 9.40 pm.

Signed Cllr Peter Gooch

1st September 2022