

# 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 19<sup>th</sup> January 2023 at 8.00 PM

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

**Apologies for Absence:** Cllrs Amos and Hannibal

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

**Members of the Public Present:** None.

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

**2. Confirmation of the Minutes of the Meeting held on Thursday 5<sup>th</sup> January 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 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 Application:**

Application No: **EPF/2823/22**

Officer: Marie-Claire Tovey

RETURN: 23<sup>rd</sup> January 2023

Planning History File Number: 004808

Location: **Birch Hall Farm, Coppice Row, Theydon Bois, Epping, CM16 7DR**

Proposal: Localised demolition of conservatory and adjoining kitchen, alterations and new extension to ground floor to create open plan kitchen dining area and separate utility room, with glass roof. Alterations to first floor above with new roof terrace.

Return: **No Objection, subject to** – (1) recommendation that EFDC is satisfied that the proposed extension does not constitute disproportionate development in the Green Belt (2) the Committee fully endorses the comments and a holding objection to the proposal by the EFDC Trees and Landscape Team.

**6. Planning Clerk’s Report**

Restarted Appeal due to a change in status from a Householder Appeal to a Written Representations Appeal (reference APP/J1535/W/22/3296568) in respect of EFDC refusal of planning application EPF/3087/21 - West Lodge, Coppice Row. Interested party comments due 23<sup>rd</sup> February 2023.

The Government is seeking local councils’ views on its proposed approach to updating the National Planning Policy Framework, as well as its approach to preparing National Development Management Policies. Closing date for comments 2<sup>nd</sup> March 2023.

**7. To Note the [response from Natural England](#) to the consultation on further Main Modifications to the Epping Forest District New Local Plan (Submission Version 2017) Noted.**

**8. Any Other Matters relating to Planning, without decision**

Cllr. Gooch updated Committee Members on the outcome of the EFDC Hearing held on 16<sup>th</sup> January in respect of the Variation of Premises Licence application made by Bonhomie, 14 Forest Drive CM16 7ER. The application was granted, with amendment and conditions. It was noted that lighting is proposed to be added, and that this, together with conditions attached to the variation of premises licence, will need to be reflected in any planning permission grant in respect of the planning application currently being consulted on.

Cllr Gooch will email EFDC Planning Services to ask how Planning Officers decide on the necessity of making a site visit when giving consideration to a planning application.

**Cllr Gooch closed the meeting at 9.10 pm.**

Signed ..... Cllr Peter Gooch

2<sup>nd</sup> February 2023