

# 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 1<sup>st</sup> December 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 17th 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/2461/22** Officer: Ian Ansell RETURN: 6<sup>th</sup> December 2022  
Planning History File Number: 007775

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: Strong Objection.** The Committee took the view that, in the absence of any very special circumstances, this proposal would be inappropriate development in the Green Belt, causing encroachment and suburban sprawl, and therefore have a harmful impact on the openness of the Green Belt.

Application No: **EPF/2469/22** Officer: Rhian Thorley RETURN: 5<sup>th</sup> December 2022  
Planning History File Number: 031734

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

Proposal: Proposed ground floor wraparound, front porch, facade alterations, floor plan redesign and all associated works at 38 Woburn Avenue.

**Return: No Objection.**

Application No: **EPF/2495/22** Officer: Caroline Brown RETURN: 5<sup>th</sup> December 2022  
Planning History File Number: 030556

Location: **59 Woburn Avenue, Theydon Bois, Epping CM16 7JR**

Proposal: Rear single storey extension with flat roof window. Flank elevation facing the neighbouring conservatory has a pitched roof with low eaves to lessen any impact.

**Return: No Objection.**

## 6. To Consider the following amended Full Planning Application:

Application No: **EPF/2147/22**

Officer: Alastair Prince

RETURN: 7<sup>th</sup> December 2022

Planning History File Number: 012967

Location: **55 Morgan Crescent, Theydon Bois, Epping CM16 7DU**

Proposal: First floor side extension. 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. Planning Clerk's Report

Variation of Existing Premises Licence Application Premises at 14 Forest Drive (Bonhomie) has applied for a Variation of Existing Premises Licence to extend trading hours to 08.00 – 22.00 hours, Monday to Sunday.

Representations to EFDC are due by 22nd December 2022. The Application can be viewed at [00874899.pdf \(eppingforestdc.gov.uk\)](#)

Householder Appeal Decision A Householder Appeal against refusal of planning permission by EFDC for the erection of a two-storey extension to a property situated on an apex of Morgan Crescent has been dismissed by the Planning Inspector, who concluded that the development would result in material harm to the character and appearance of the site and the surrounding area.

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

It was decided that, since no Further Local Plan Main Modifications directly affect Theydon Bois, the Parish Council would not submit a response to the Consultation process, which closes on 9<sup>th</sup> December 2022.

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

A representative from Theydon Bois Action Group asked if Epping Forest District Council had responded to concerns made by the Parish Council in October concerning use of the online Planning Portal system. Cllr. Burn advised that this matter had been raised with EFDC at the Epping Forest Local Councils' Liaison Committee meeting held on 29<sup>th</sup> November 2022. It was agreed that Cllr Gooch would contact the Service Manager of EFDC Development Management to confirm the importance of keeping the Council's legacy planning system (iPlan) online until such time as all information has been successfully migrated to the new system.

**Cllr Gooch closed the meeting at 9.42 pm.**

Signed ..... Cllr Peter Gooch

15<sup>th</sup> December 2022

**ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 1<sup>st</sup> December 2022**

**Epping Forest District Council – Planning Applications Decisions – Theydon Bois – November 2022:**

<b>Application ref</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Determination Level</b>
EPF/2055/22	Blenheim, Sidney Road, Theydon Bois, Epping, CM16 7DT	Certificate of lawful development for a proposed side/rear single storey extension.	Lawful	Delegated Decision
EPF/2081/22	20, Dukes Avenue, Theydon Bois, Epping, CM16 7HE	1m high rear decking with glazed safety rails and 2m high privacy screen	Refuse	Delegated Decision
EPF/1602/22	Mickleham, Theydon Road, Theydon Bois, Epping, CM16 4EE	The change of use of an existing annex building to a separate dwelling.	Refuse	Area Planning Sub Committee East
EPF/2048/22	81, Dukes Avenue, Theydon Bois, Epping, CM16 7HH	Removal of existing garage. Two storey side extension, single storey rear extension. Front porch.	Approve with Conditions	Delegated Decision
EPF/2013/22	4, Barn Mead, Theydon Bois, Epping, CM16 7ET	Removal of existing conservatory. Erection of single-storey rear extension. Erection of a first floor extension. Mansard roof feature over existing garage door. Replacement UPVC windows.	Approve with Conditions	Delegated Decision
EPF/1289/22	41 Dukes Avenue, Theydon Bois, Epping, CM16 7HQ	Existing two storey side extension to be replaced with a new three bedroom detached dwelling	Refuse	Area Planning Sub Committee East
EPF/1915/22	19, Dukes Avenue, Theydon Bois, Epping, CM16 7HG	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.	Approve with Conditions	Delegated Decision
EPF/2220/22	81 Green Glade, Theydon Bois, Epping, CM16 7LZ	Application for a proposed 2 storey rear extension.	Approve with Conditions	Delegated Decision
EPF/1298/22	Amesbury House, Theydon Road, Theydon Bois, Epping, CM16 4EF	Side extension providing new first floor Master Bedroom over existing garage and rear extension providing Family Room and extension to first floor.	Approve with Conditions	Delegated Decision