

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 1st June 2023 at 8.00 PM

Councillors Present: Cllrs Gooch, Amos & Burn

Apologies for Absence: Cllrs Blake, Hannibal, Morton & Wood

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 2

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 4th May 2023: Approved.

Confirmation of the Minutes of the Meeting held on Thursday 18th May 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.

4. Public Participation session with regard to Items on the Agenda: None.

5. To consider the following Full Planning Applications:

Application No: **EPF/0878/23**

Officer: Rhian Thorley

RETURN: 5th June 2023

Planning History File Number: 007194

Location: **30 Theydon Park Road, Theydon Bois, Epping, CM16 7LP**

Proposal: Single storey extension at the rear and the formation of additional driveway space at the front including hard surface and new retaining wall.

Return: **Objection.** The Committee felt the new retaining wall, and the revised parking arrangement, would be incongruous and impractical, and that these elements would detract from the appearance of the application site and from the distinctive character of the locality.

Application No: **EPF/0953/23**

Officer: Kelly Sweeney

RETURN: 5th June 2023

Planning History File Number: 002117

Location: **Oakhurst, Loughton Lane, Theydon Bois, Epping, CM16 7JZ**

Proposal: Construction of ground floor rear extension to replace existing conservatory, alterations to existing pitched roof over garage and alterations to fenestration on existing front/side elevations.

Return: **No Objection.**

Application No: **EPF/0974/23**

Officer: Muhammad Rahman

RETURN: 5th June 2023

Planning History File Number: 014300

Location: **44 Forest Drive, Theydon Bois, Epping, CM16 7EZ**

Proposal: Rear and side extension and roof conversion to bungalow, revised scheme with rear raised patio reduced in size and new front wall and gates.

Return: **Strong Objection.** The Committee is of the view that the proposed design would not relate positively to its context, reflecting neither the scale of the existing property, nor that of the group, particularly in view of previous considerations given to retaining the rhythm and repetition of architectural features that unite this distinctive group.

Application No: **EPF/1008/23**

Officer: Kelly Sweeney

RETURN: 12th June 2023

Planning History File Number: 015211

Location: **6 Woodland Way, Theydon Bois, Epping, CM16 7DZ**

Proposal: Double storey side extension and single storey rear extension. Demolition of existing garage.

Return: **No Objection, subject to** EFDC conditioning the retention of a minimum 300 mm set-back of the cat slide roof feature in any grant of planning permission.

6. To Consider the following Approval of Details Planning Application:

Application No: **EPF/1076/23**

Officer: Ian Ansell

RETURN: 12th June 2023

Planning History File Number: 000290

Location: **Magnolia House, Abridge Road, Theydon Bois, Epping, CM16 7NR**

Proposal: Application for approval of details reserved by condition 3 'Written Scheme of Investigation' and condition 6 'Landscaping and Ecological Management Plan' on planning permission EPF/0726/22 (Construction of Pond and Associated Landscaping and Drainage Work.

Return: **Noted.**

7. Planning Clerk's Report

Changes to EFDC Consultation on Licensing Applications: From 1st June 2023 EFDC will no longer directly consult with residential and business properties within 150 metres of premises that are subject to an application submitted under the Licensing Act 2003. The Act places a legal obligation on applicants for the grant or variation of a premises licence or club premises certificate to advertise the application in a prescribed manner.

Planning Appeal Decision: The Planning Inspector has dismissed the Appeal against refusal of planning permission in respect of EPF/3087/21 – West Lodge, Coppice Row.

EDFC Determination of Planning Applications:

- EPF/0428-23– 37A Theydon Park Road: new railings and gates to front garden – **Refused**
- EPF/0396/23 – Ambresbury House, Theydon Road: Certificate of Lawful Development application for 1m high fence adjacent to boundary and 2m, high wall and 1m high gate – **Not Lawful**

8. To discuss procedures and protocols for the consideration of Planning Enforcement matters – deferred to a future meeting.

9. Any Other Matters relating to Planning, without decision

In reply to a question from Cllr Amos, Cllr Gooch advised that nothing further had been heard concerning development of the Balti House site in Station Approach, following the recent felling of trees. In response to a request from the Parish Clerk that remaining mature trees on the boundary with Slade End be afforded protection, the EFDC Trees team has confirmed that it is investigating this matter.

Cllr Gooch closed the meeting at 9.08 pm.

Signed Cllr Peter Gooch

20th June 2023

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 1st June 2023

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – May 2023:

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/0397/23	4, Baldocks Road, Theydon Bois, Epping, CM16 7EB	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.	Lawful	Delegated Decision
EPF/0594/23	40, Dukes Avenue, Theydon Bois, Epping, CM16 7HE	Two storey side extension with pitched roof over. New main entrance on street elevation. Existing ground floor rear recess to be made into habitable space. Windows and elevations throughout to be refurbished. Diamond window and catslide roof on street	Approve with Conditions	Delegated Decision
EPF/0884/23	51A, Blenheim House, Theydon Park Road, Theydon Bois, Epping, CM16 7LR	Application for approval of details reserved by condition 3'External finishes', condition 4'Sample Brickwork', condition 5'Additional Drawings' and condition 6 'Rainwater	Approve	Delegated Decision
EPF/0586/23	34, Morgan Crescent, Theydon Bois, Epping, CM16 7DX	Remove existing ground floor conservatory and detached garage. Re-build, what was the conservatory area into a larger kitchen/diner area & connect to & re-build garage with a small utility room at rear. New front door/entrance with lobby roof light.	Refuse	Delegated Decision
EPF/0428/22	37A, Theydon Park Road, Theydon Bois, Epping, CM16 7LR	New railings and gates to front garden	Refuse	Delegated Decision
EPF/0405/23	Saint Marys Church, Coppice Row, Theydon Bois, Epping	TPO/EPF/11/84 (Ref: A2) T1: Horse Chestnut - Reduce crown and lateral branches by up to 3.5m, as specified.	Approve with Conditions	Delegated Decision
EPF/0943/23	39, Woodland Way, Theydon Bois, Epping, CM16 7DY	Prior approval for a 6 metre deep single story rear extension, removal of existing rear / side utility room. Single storey rear extension adjoining an existing single storey rear extension.	Not Required	Delegated Decision