

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 September 2022 at 8.00 PM

Councillors Present: Cllrs Gooch, Amos, Blake, Burn, Hannibal, Morris, and Morton

Apologies for Absence: Cllr Wood

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 5

1. Apologies for Absence: As above

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

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/1507/22**

Officer: Rhian Thorley

RETURN: 5th September 2022

Location: **44 Blackacre Road, Theydon Bois, Epping CM16 7LU**

Proposal: New single-storey rear extension at lower ground floor level and replacement of existing single-storey side extension, with two storey rear side return infill to provide vertical circulation.

Return: **Objection.** By reason of its significant depth, the proposed single storey rear extension would appear excessively overbearing when seen from the rear of both adjoining and adjacent properties. The glazed 'box' side rear return would cause an unacceptable level of light and noise pollution, and negatively impact neighbour amenity.

Application No: **EPF/1677/22**
2022

Officer: Mohinder Bagry

RETURN: 12th September

Location: **70 Dukes Avenue, Theydon Bois, Epping CM16 7HF**

Proposal: Small Extension to Existing Loft Dormer. Rear / side single storey Extension

Return: **No Objection, subject to** inclusion of a Condition in any Grant of Planning Permission stating that the flat roof over the rear single storey extension may not be used for ancillary purposes including as a seating area, roof garden, terrace, patio or similar amenity area.

Application No: **EPF/1761/22**
2022

Officer: Rhian Thorley

RETURN: 12th September

Location: **46 Theydon Park Road, Theydon Bois, Epping CM16 7LP**

Proposal: Removal of existing garage and conservatory, erection of single storey front extension to provide a new garage. Two storey front and side extensions to include a front porch. Ground floor rear extension with flat roof, two storey rear extension and raising of roof ridge for loft conversion with front and rear dormers. Changing the external material from render to Cedral boarding as shown on side elevation 1 and replacing front windows with timber sash windows.

Return: **Objection.** The garage component being in front of the building line was felt to not complement the principal facade of the property, to the detriment of the streetscene.

6. Planning Clerk's Report

- We have alerted EFDC to various issues concerning using the search facility on the new Arcus Planning Portal system. Entries from the old iPlan system have not in all cases been successfully migrated and this, along with numerous other issues concerning the new system's search functionality, has been reported by EFDC Business Support to IT and Management teams at EFDC.
- The Clerk of a local Parish within the District has contacted us regarding concerns about a perceived decline in the level of planning service offered to Local Councils by EFDC.
- The Tree Warden has alerted the EFDC Trees and Landscape team that a recently constructed crossover does not appear to be consistent with approved plans. At the team's suggestion, this complaint has been reported by the Tree Warden to EFDC Planning Enforcement.
- EFDC Licensing has confirmed they will visit a restaurant in Forest Drive, to investigate a noise complaint that was recently reported to the Parish Office by a resident.

7. Any Other Matters relating to Planning, without decision

Cllr Gooch reported that District Cllr Holly Whitbread had approached the Head of Planning Services at EFDC regarding current designation of Coopersale Lane as a Protected Lane – Minute 'Item 9. Any Other Matters', Theydon Bois Parish Council Planning Committee Meeting, 18th August 2022, refers. Cllr Gooch will write to the Head of Planning Services to confirm the request that this designation is correctly carried across to Epping Forest District New Local Plan documentation.

Cllr Burn advised that whereas formerly the Trees and Landscape Officer at EFDC commented on planning applications on an ad hoc basis, the Officer is now invited by the Planning Case Officer to comment on a specific planning application. The Committee felt it to be desirable that the Trees and Landscape team are invited to comment on any planning applications where trees or hedgerows may be affected. The Planning Clerk would write to the Senior Planning Officer at EFDC to ask if three applications recently considered by the Committee can be looked at by the Trees and Landscape team.

Cllr Gooch closed the meeting at 9.30 pm.

Signed Cllr Paul Morris

22nd September 2022