

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 20th April 2023 at 8.00 PM

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

Apologies for Absence: Cllr Morris

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 1

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Tuesday 4th April 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/0586/23**

Officer: Rhian Thorley

RETURN: 1st May 2023

Planning History File Number: 031450

Location: **34, Morgan Crescent, Theydon Bois, Epping, CM16 7DX**

Proposal: 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. Wrap-around 2 metre wide pitched roof canopy (to meet a new first floor room) with 4 roof lights to kitchen and 2 roof lights to Garage. New room on first floor with roof light to proposed shower. 100mm Insulation to existing rear wall to first floor. 1m wide side entrance to garden.

Return: **Objection.** While this revised proposal amends part of the angled frontage, the single-storey component which follows the apex of the bend would still be evident, and would not result in a harmonious built form. Overall, the Committee felt that the proposed extension is still too dominant for its situation.

Application No: **EPF/0591/23**

Officer: Mohinder Bagry

RETURN: 1st May 2023

Planning History File Number: 005212

Location: **4, Baldocks Road, Theydon Bois, Epping, CM16 7EB**

Proposal: Removal of existing side carport, garage and side / rear extension. Proposed two storey side extension and single storey rear extension. Elevation changes to front, side and rear.

Return: **Objection.** The gable-ended roof of the proposed two-storey side extension would disproportionately increase the horizontal length of the ridgeline. Hitherto, in order to respect the architectural features of this group of houses and to avoid reducing the spatial separation between the next adjacent pair of semis, these properties have traditionally been extended with a hipped roof over any newer two-storey side element.

6. To Consider the following Tree Preservation Order Application:

Application No: **EPF/0715/23**

Officer: Robin Hellier

RETURN: 1st May 2023

Planning History File Number: 015431

Location: **Theydon Croft, Theydon Road, Theydon Bois, Epping, CM16 4EF**

Proposal: TPO/EPF/44/91. T1 & T2: Lime - Crown reduce by up to 3m, as specified.

Return: **No Objection**, subject to the EFDC Tree Officer's recommendations.

7. Planning Clerk's Report: No report.

8. Any Other Matters relating to Planning, without decision

Cllr Gooch shared comments received from environmental and engineering consultancy IDOM re the Habitats Regulations Assessment document submitted by the Anderson Group in support of planning application EPF/0292/21 for 38 new dwellings at Land North of Forest Drive.

Cllr Gooch shared images taken of a grass verge at the edge of the village which appears to have been appropriated by the adjacent property. The Planning Clerk will submit a planning breach enquiry to EFDC Planning Enforcement.

Cllr Hannibal reported that Thames Water is investigating sewage contamination in the River Roding which it believes to be emanating from a property in The Weind.

Cllr Gooch closed the meeting at 8.55 pm.

Signed Cllr Paul Morris, 4th May 2023 Committee Meeting Chair