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 January 2022 at 8.00 PM

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

Apologies for Absence: None

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: Two

1. Apologies for Absence: As above.

- 2. Confirmation of Minutes of the Meeting held on Thursday 6th January 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 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. None received.
- 5. To Consider the following Full Planning Applications:

Application No: EPF/3087/21 Officer: Ian Ansell RETURN: 31st January 2022

Applicant: Mr Darren Burchett

Location: West Lodge, Coppice Row, Theydon Bois, Epping CM16 7DR

Proposal: Proposed provision of habitable accommodation within the roof space of the existing dwelling, by raising the eaves from 2.3 metres to 2.8 metres & ridge from 4.5 metres to 5.5 metres & by extending the pitched roof over the existing flat roof sections of the dwelling.

Return: Strong Objection. The property has already benefitted from previous extensions, and provides a good level of accommodation and resident amenity. It was therefore felt that the current proposal would result in both a physical/spatial and a volumetric increase in size, and scale, which would be markedly disproportionate to that of original dwelling, and adverse to the openness of the Green Belt.

Application No: EPF/3132/21 Officer: Muhammad Rahman RETURN: 31st January 2022

Applicant: Mrs Leanne Green

Location: **31 Blackacre Road, Theydon Bois, Epping CM16 7LT** Proposal: Single storey front extension and single garage.

Return: No Objection. The Committee noted the reduction in scale, bulk and massing of this revised

proposal.

6. To Consider the following Non-Material Amendment application:

Application No: EPF/0005/22 Officer: Graham Courtney RETURN: 28th January 2022

Applicant: David Morgan

Location: 31 Woburn Avenue, Theydon Bois, Epping CM16 7JR

Proposal: Application for a Non-Material Amendment to EPF/0704/21 (change size of rear first floor bedroom window). Demolition of existing ground floor level rear conservatory and rear extension. Erection of part single storey and part double storey rear extension. (Revised application to EPF/2475/20). **Return: No Objection.**

7. Planning Clerk's Report

Natural England has advised EFDC that extensions are not normally required to mitigate against harm to the Epping Forest Special Area of Conservation unless they create a separate or additional dwelling.

EFDC refused two Planning Applications to which the Parish Council recently strongly objected: being those relating to 'Greys Farm'; and 'Land and Buildings at Coopersale Lane' noted in the Planning Decisions list below. Both sites are located within the Green Belt.

2 Dukes Avenue —a revised application has been submitted to EFDC that increases the number of bedrooms from 3 to 4 for each of the two proposed new houses at this site.

A resident complaint had been received concerning noise disturbance from a restaurant in Forest Drive. The Planning Clerk would ask EFDC for details of the premises licence for this business.

Planning Decisions 6th to 19th January 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2929/21	011166	10 Baldocks Road Theydon Bois Epping CM16 7EB		FINAL DECISION	1/1_1/2_/20/21	Grant Permission (With Conditions)
EPF/2675/21	017495	14 Morgan Crescent Theydon Bois Epping CM16 7DX	Revised scheme for an outbuilding in the rear garden for use as a gymnasium. Building reduced in size and further away from boundaries.	FINAL DECISION	14-17-70171	Grant Permission (With Conditions)
EPF/3186/21	015208	Dorril Loughton Lane Theydon Bois Epping Essex CM16 7JZ				Prior Approval Not Required
EPF/2796/21	000290	Greys Farm Green Glade Theydon Bois Epping CM16 7LZ	1 127	FINAL DECISION	24-11-2021	Refuse Permission (Householder)
EPF/2402/21	002689	Land and Buildings at Coopersale Lane Coopersale Lane Theydon Bois Epping CM16 7NT	Change of use from agricultural to B8 storage and associated development.	FINAL DECISION	19-10-2021	Refuse Permission

8. To Note: Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments. Comments to be received by 21 February 2022

Cllr Amos felt the document was well written. Cllr Morris noted that extension and refurbishment projects not requiring planning permission are exempt from the guidance. Cllr Burn will attend the online EFDC Q&A session scheduled for 3rd February and report any findings back to the Committee.

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

Cllr Blake had been asked by a member of the Ramblers about Rights of Way around the Copped Hall Estate. Cllr Morris would supply this information to Cllr Blake to pass back to the person who made the enquiry.

Cllr Morris closed the meeting at 8.55 PM.

Signed	Cllr Peter Gooch	3 rd Februar	v 2022
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