

# 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 20<sup>th</sup> July 2023 at 8.00 PM

**Councillors Present:** Cllrs Gooch, Amos, Blake, Burn and Morton

**Apologies for Absence:** Cllrs Hannibal and Wood

**Officers Present:** Jane Sounes, Planning Clerk

**Members of the Public Present:** 13

**1. Apologies for Absence:** As above.

**2. Confirmation of the Minutes of the Meeting held on Thursday 6<sup>th</sup> July 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 Amos also declared that he lives in close proximity to, but is not familiar with, the occupiers of 27 Woburn Avenue –EPF/1277/23 on this Agenda –and therefore has no prejudicial interest in this planning application.

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/0292/21**                      Officer: Marie-Claire Tovey                      RETURN: 27<sup>th</sup> July 2023

Planning History File Number: 000807

Location: **Land North of Forest Drive, Forest Drive, Theydon Bois, Epping, CM16 7HH**

Proposal: Erection of 38 residential dwellings with access from Forest Drive, and provision of associated open space, services and landscaping \*\* Further amended plans and supporting information \*\*

Return: **The Committee did not feel able to make an informed assessment of this amended proposal**, since any changes made since the last revision were not sufficiently clear. Cllr Gooch would write to EFDC to express the Committee’s concerns as to the way the proposal has been consulted upon, and to request clarity of latest changes. In the absence of this information, provisional comments would be returned to EFDC reflecting the strong objection.

Application No: **EPF/1277/23**                      Officer: Caroline Brown                      RETURN: 24<sup>th</sup> July 2023

Planning History File Number: 003939

Location: **27 Woburn Avenue, Theydon Bois, Epping, CM16 7JR**

Proposal: Demolition of the existing rear extension and construction of a single storey wrap around extension at ground floor, minor internal alterations and loft conversion with rooflights.

Return: **No Objection.**

Application No: **EPF/1420/23**                      Officer: Mohinder Bagry                      RETURN: 31st July 2023

Planning History File Number: 005212

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

Proposal: 1. Removal of existing single storey rear and side extension and car port. Addressing the reasons application EPF/0591/23 was refused. This re-submission design is changed as follows - 2. Proposed two storey side extension and single storey rear extension. The single storey rear extension is smaller in plan size than the extensions which currently exist. On the boundary with No2, the extension extends no greater than the existing. On the boundary with No 6 the extension extends significantly less into the garden than the existing and is less wide. 3. No industrial materials are proposed. Facing materials are brickwork with feature corner brickwork detailing and render. 4. The size and design of rear extension glazing is reduced and the appearance is more domestic. Sunlight reflection is non material. 5. The roof form over the two storey side extension is reduced in scale and is less urban with a double hipped roof design. 6. The side extension is in common with a plethora of similar size extension which exist through Theydon Bois and the near locality.

Return: **No Objection, and Comment:** The Committee was pleased to note that the hipped roofscape in this new proposal blends in with the traditional roof form of this locality.

#### **6. To consider the following Tree Preservation Order Application:**

Application No: **EPF/1446/23**

Officer: Robin Hellier

RETURN: 31st July 2023

Planning History File Number: 000151

Location: **1 Thrifts Hall Farm Mews, The Coach House, Abridge Road, Theydon Bois, Epping CM16 7NL**

Proposal: TPO/EPF/41/10. T50: Lime – Fell and Replace, as specified.

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

#### **7. To consider the following Approval of Details Application:**

Application No: **EPF/1476/23**

Officer: Caroline Brown

RETURN: 31st July 2023

Planning History File Number: 016567

Location: **Little Gregories, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP**

Proposal: Application for approval of details reserved by condition 3 'External Finishes', condition 4 'Additional Drawings', condition 8 'Archaeological Investigation', condition 12 'Building Regulations upgrading' and condition 16 'Tree Protection and Arboricultural Method Statement' on planning permission EPF/1446/22 (Demolition of 21st century single storey extension to the rear and one and a half storey rear projection. Erection of a part one and a half storey extension and single storey extension to the rear. Creation of a part basement under the footprint of the building. Part re-configuration of the ground floor, first floor and second floor)

Return: **Noted.**

#### **8. Planning Clerk's Report**

Withdrawn planning applications: Queen Victoria Public House – EPF/1152/23 and EPF/1154/23 – external works including construction of timber outbuildings and reconfiguration of the front car park.

Planning Enforcement: The Clerk reported on enquiries that had been followed up on with EFDC Planning Enforcement officers.

Councillor training: The National Association of Local Councils will host an online session in November at which expert speakers will share knowledge on the challenges and opportunities of planning in local councils.

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

A representative of TBAG asked if there had been any updates concerning planning enforcement at Blunts Farm. Cllr Gooch advised that a recent planning application for change of use is yet to be determined by EFDC, while an informal hearing is yet to be scheduled concerning the change of use of a further building on the Blunts Farm site.

**Cllr Gooch closed the meeting at 9.16 pm.**

Signed ..... Cllr Peter Gooch

17<sup>th</sup> August 2023