

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 21st April 2022 at 8.00 PM

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

Apologies for Absence: Cllrs Burn, Hannibal and Morris

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 Tuesday 5th April 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. None.

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/0597/22**

Officer: Kie Farrell

RETURN: 2nd May 2022

Applicant: Mr Matthew Gerrish

Location: **14 Morgan Crescent, Theydon Bois, Epping CM16 7DX**

Proposal: Proposed two and one storey side and rear extensions to house – Revised application.

Return: **Objection.** The proposal was considered to be unacceptable in terms of scale, form and proportion and to have an adverse effect on neighbour amenity. While it was acknowledged that this revised application reduces the measure of impact on the adjoining property, the likely negative impact on the adjacent property has not been addressed.

Application No: **EPF/0687/22**

Officer: Alastair Prince

RETURN: 2nd May 2022

Applicant: Mr Gavin Lodge

Location: **Albanridge, Theydon Park Road, Theydon Bois, Epping CM16 7LS**

Proposal: Demolition of existing conservatory and side porch & construction of a single-storey rear extension. Alterations to front façade including altering of external materials.

Return: **Objection.** The Committee was of the view that that this proposal would, when counted together with previous extensions to this property – which is sited in the Green Belt – constitute additions that are disproportionate to the volume of the original building.

6. To Consider the following Prior Approval Applications:

Application No: **EPF/0681/22**

Officer: Alastair Prince

RETURN: 2nd May 2022

Applicant: Mr Gavin Lodge

Location: **Albanridge, Theydon Park Road, Theydon Bois, Epping CM16 7LS**

Proposal: Application to determine if Prior Approval is required for a proposed Enlargement of a dwellinghouse by construction of additional storeys.

Return: **Noted, with Comment:** The Committee noted that an earlier application for a loft conversion and extension of the roof of this dwellinghouse had been refused by Epping Forest District Council (EFDC). If, however, EFDC finds this proposal to be lawful, a full planning application with a more pleasing design was suggested.

Application No: **EPF/0776/22**

Officer: Graham Courtney

RETURN: 2nd May 2022

Applicant: Mr Victor Manea

Location: **42 Green Glade, Theydon Bois, Epping CM16 7LZ**

Proposal: Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 4.00 metres.

Return: **Noted, with Comment:** It not being clear from submitted plans whether adjoining properties have been extended to their rear, it was suggested that the EFDC Planning Officer checks that the occupants of both adjoining properties are fully consulted.

7. Planning Clerk's Report

1. The Planning Clerk has submitted three enforcement enquiries to EFDC:

- in response to concerns about the erection of metal railings around the flat roof of a ground floor rear extension of a property in Dukes Avenue, which would not accord with the approved plans
- concerning the ongoing construction of a two-storey side extension to a property in Orchard Drive which may not accord with the approved plans
- about the use of a mobile home which appears to be being lived in, and to now be a separate entity from the residential curtilage of a property on the Blunts Farm site, within which property's curtilage it was formerly sited. The EFDC Planning Enforcement Officer has advised that the structure is on wheels and it is constructed out of concrete panels. The land that it is situated on has changed ownership and is now within its own 'red line'. The Officer is waiting for the new landowner to submit a planning application for new use.

2. EFDC's updated 'Local Enforcement Plan (2022)' has been circulated to all Members of the Parish Council.

Planning Decisions 5th to 20th April 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0205/22	012245	Brackley Forest Side Epping CM16 4ED	French door replacement to the front window, French door replacement to the rear windows, and conversion of the bifold door to the French door on the rear facade.	FINAL DECISION	17-02-2022	Grant Permission (With Conditions)
EPF/0051/22	002945	The Vicarage 2 Piercing Hill Theydon Bois Epping CM16 7JN	TPO/EPF/20/09 (Ref: T9) T9: Oak - Fell.	FINAL DECISION	31-01-2022	Grant Permission (With Conditions)

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

Cllr. Gooch gave an update of the meeting held on 12th April 2022 between Theydon Bois Parish Council and members of the EFDC Planning Services and Planning Enforcement team. Enforcement processes, and recent progress, were discussed, and updates were given on four Green Belt locations, where concerns continue to be ongoing. It was agreed that the Planning Clerk will ask EFDC's Planning Enforcement Case Officers for more regular updates concerning key decisions and action taken.

Cllr Gooch closed the meeting at 9.24 pm.

Signed Cllr Peter Gooch

12th May 2022