

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 July 2022 at 8.00 PM

Councillors Present: Cllrs, Amos, Blake, Burn, Morris and Wood

Apologies for Absence: Cllrs Gooch, Hannibal and Morton

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 2

Cllr Amos proposed that Cllr Morris chaired the meeting in the absence of Cllr Gooch. Seconded by Cllr Burn.

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 7th July 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.

Cllr Morris declared a personal but non-prejudicial and non-pecuniary interest in EPF/1141/21, due to the applicant being known to him.

4. Consideration of Public Representations received with regards to items on the Agenda.

Written representation from two residents had been received concerning EPF/1203/22.

5. To Consider the following Full Planning Applications:

Application No: **EPF/1029/22** Officer: Marie-Claire Tovey RETURN: 25th July 2022

Location: **Ambresbury House, Theydon Road, Theydon Bois, Epping CM16 4EF**

Proposal: Replacement of the existing timber garden fence with new brickwork garden fence.

Return: **Strong Objection.** The Planning Committee considered that this proposal would be an intrusive urbanising feature out of character with its rural position in a sensitive Green Belt location in the transitional area between Epping Forest and the built environment.

Application No: **EPF/1066/22** Officer: Rhian Thorley RETURN: 1st August 2022

Location: **8 Dukes Avenue, Theydon Bois, Epping CM16 7HE**

Proposal: Single storey rear extension.

Return: **No Objection, Subject to** the EFDC Planning Officer conducting a site visit prior to any decision being taken on this application in order to assess the height and land levels of the proposed patio, and enable an appraisal to be made of any adverse impact on neighbouring properties.

Application No: **EPF/1155/22** Officer: Alastair Prince RETURN: 1st August 2022

Location: **19 Woodland Way, Theydon Bois, Epping CM16 7DY**

Proposal: Removal of existing rear garage. Part two storey and part single storey rear extension. Two storey side extension. Front canopy roof over entrance to dwelling.

Return: **No Objection, with Comment.** It is suggested the safety of the very large size of the roof lantern set into the flat roof of the proposed single storey rear extension is checked by Building Regulations.

Application No: **EPF/1161/22** Officer: Rhian Thorley RETURN: 1st August 2022
Location: **6 Morgan Crescent, Theydon Bois, Epping CM16 7DX**
Proposal: Front enclosed porch
Return: **No Objection.**

Application No: **EPF/1203/22** Officer: Rhian Thorley RETURN: 1st August 2022
Location: **13 Dukes Avenue, Theydon Bois, Epping CM16 7HG**
Proposal: Retention of decorative railings at first floor level.
Return: **Strong Objection.** The Committee found no part of this proposal to be acceptable in terms of its effect on the immediate neighbouring properties, and that its construction, and the use it facilitates, are out of keeping with built development within the vicinity.

6. To Consider the following Certificate of Lawful Development (Existing) application:

Application No: **EPF/1189/22** Officer: Marie-Claire Tovey RETURN: 1st August 2022
Location: **Blunts Farm, Coopersale Lane, Theydon Bois, Epping CM16 7NT**
Proposal: Application for a Lawful Development certificate for existing continued use of part of the first floor of a warehouse building at Blunts Farm as a single unit of residential accommodation known as Flat A, The Green Barn.
Return: **Strong Objection.** The Committee was of the view that the evidence provided to support the assertion that part of the first floor of a warehouse building - known as the Green Barn - at Blunts Farm, Coopersale Lane, has been in existing continuous long-term residential use, appears insubstantial.

7. To Consider the following Approval of Details application:

Application No: **EPF/1141/22** Officer: Marie-Claire Tovey RETURN: 25th July 2022
Location: **Crystal Brook, Little Gregories Lane, Theydon Bois, Epping CM16 7JP**
Proposal: Application for approval of details reserved by condition 3 'External Materials' on EPF/0364/21 (Construction of a single storey garage building and extension of existing stables, following demolition of existing garages and other buildings on site).
Return: **No Objection, with comment:** the Committee was pleased to note that the proposed materials appear to be vernacular for this type of development.

8. Planning Clerk's Report

Epping Forest District Council Ward Boundaries Consultation

The Parish Council submitted its response on 18th July to the Local Government Boundary Commission for England concerning the Commission's consultation on its Ward Boundary Review – Epping Forest District.

Planning Enforcement

A report of an advertising consent breach was submitted to EDFC planning enforcement on 12th July 2022 concerning an advertisement printed across a door entrance on Coppice Row.

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

The Committee discussed two photographs concerning two separate planning breaches that have both recently been reported to EDFC Planning Enforcement team.

Cllr Morris closed the meeting at 9.50 pm.

Signed Cllr Peter Gooch

11th August 2022