

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 24th March 2022 at 8.00 PM

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

Apologies for Absence: Cllr Hannibal and Cllr 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 Thursday 3rd March 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.

Written representation from residents concerning EPF/0328/22.

5. To Consider the following Full Planning Applications:

Application No: **EPF/0210/22** Officer: Zara Seelig RETURN: 4th April 2022
Applicant: Mr R T Doeschate
Location: **Mulberry Cottage, Forest Side, Theydon Bois, Epping CM16 7ED**
Proposal: Erection of two storey side extension.
Return: **Strong Objection.** The proposal is felt to be disproportionate and fails to complement the form, setting and detailing of the original house, thereby detracting from the openness of the Green Belt.

Application No: **EPF/0328/22** Officer: Marie-Claire Tovey RETURN: 31st March 2022
Applicant: Mr Wheeler
Location: **Blunts Farm, Coopersale Lane, Theydon Bois, Epping CM16 7NT**
Proposal: Replace existing dilapidated storage building and extend garden over.
Return: **Strong Objection.** The Committee believes the proposal to be inappropriate development and detrimental to the character and appearance of the Green Belt.

Application No: **EPF/0374/22** Officer: Rhian Thorley RETURN: 4th April 2022
Applicant: L Dalligan
Location: **36 Blackacre Road, Theydon Bois, Epping CM16 7LU**
Proposal: Proposed vehicle crossover – widening of existing to make two car width.
Return: **No Objection, subject to** inclusion of a Condition in any grant of planning permission stating that the width of the crossover must not exceed 5000mm. Reason: to protect the roots of the adjacent verge tree.

Application No: **EPF/0453/22**

Officer: Rhian Thorley

RETURN: 11th April 2022

Applicant: Mr Martin Montgomery-Smith

Location: **20 Morgan Crescent, Theydon Bois, Epping CM16 7DX**

Proposal: Single storey rear extension to semi-detached house.

Return: **No Objection.**

Application No: **EPF/0473/22**

Officer: Muhammad Rahman

RETURN: 4th April 2022

Applicant: Mr Philip Willis

Location: **18 Morgan Crescent, Theydon Bois, Epping CM16 7DX**

Proposal: Single storey rear extension to semi-detached house.

Return: **No Objection.**

6. Planning Clerk's Report

EFDC Planning Enforcement has closed its file on the construction of a large outbuilding in the rear garden of a property in Dukes Avenue, since no further information regarding its construction has been forwarded to the Parish Office. If any reports concerning this structure are received from other sources, the Parish Council will raise a new enforcement enquiry.

Planning Decisions 3rd to 23rd March 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0078/22	031469	40 Woburn Avenue Theydon Bois Epping CM16 7JS	Proposed front dormer.	FINAL DECISION	07-02-2022	Grant Permission (With Conditions)
EPF/3277/21	003310	Pedlers Folly The Green Theydon Bois Epping CM16 7JH	Proposed demolition of garage, erection of a single storey garage/store, change front angled bay window to squared. Single storey extension conservatory (rear) & raised rear patio.	FINAL DECISION	03-02-2022	Grant Permission (With Conditions)
EPF/2910/21	031450	34 Morgan Crescent Theydon Bois Epping CM16 7DX	Remove existing ground floor conservatory, detached garage & car port. Re-build, what was the conservatory area into a kitchen & connect & re-build a larger garage with a new front entrance & lobby. Wrap-around 2 metre wide roof canopy (to meet new first floor room) with 3 roof lights to kitchen and 3 roof lights to Garage. New room on first floor with roof light to proposed shower.	FINAL DECISION	18-01-2022	Refuse Permission (Householder)
EPF/3280/21	002873	11 Piercing Hill Theydon Bois Epping CM16 7JN	Proposed dropped kerb (revised).	FINAL DECISION	17-01-2022	Grant Permission (With Conditions)
EPF/2019/21	021106	36 Blackacre Road Theydon Bois Epping CM16 7LU	Application for Approval of Details reserved by conditions 3" details of the type and colours of the external finishes", 6" scheme to enhance the nature conservation interest of the site, including provision of bird and bat boxes" & 7" full details of both hard and soft landscape works (including tree planting) and implementation programme" for EPF/1420/21.(Two storey side and rear extension. Loft room with rear dormer. Facade alterations).	FINAL DECISION	13-08-2021	Details Approved

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

A representative of Theydon Bois Action Group commented on an item in Issue 115 of Theydon Bois Village News which references actions taken by the EFDC Planning Enforcement Team regarding unauthorized activity at the Old Foresters Site. Cllr Gooch advised that he is continuing to follow up with Planning Enforcement concerning the removal of rubbish at this site.

Cllr Gooch closed the meeting at 8.58 pm.

Signed Cllr Peter Gooch

5th April 2022