

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 2nd February 2023 at 8.00 PM

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

Apologies for Absence: Cllrs Hannibal, Morton and Wood

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 12

1. Apologies for Absence – As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 19th January 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 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. Cllr Gooch proposed to change the order of the Agenda so that applications upon which members of the public present wished to speak were considered first.

5. To Consider the following Full Planning Applications:

Application No: **EPF/0034/23** Officer: Kie Farrell RETURN: 13th February 2023

Planning History File Number: 031723

Location: **Braeside, 28 Piercing Hill, Theydon Bois, Epping, CM16 7JW**

Proposal: Proposed Replacement Dwelling & Associated Works.

Return: **Strong Objection.** The Committee was of the view that the replacement of this distinguished late 19th century Manor Villa dwelling would be regrettable due to its historic importance and its positive contribution to the streetscene. The proposal was felt to be of a bulk and mass that is considered to not complement that of the majority of the Manor Villas. The design of the proposal was considered to detract from the openness of the Green Belt, and to negatively impact on the amenity of occupants of the adjacent property to the north.

Application No: **EPF/2906/22** Officer: Marie-Claire Tovey RETURN: 13th February 2023

Planning History File Number: 004512

Location: **Coppice View, 91 Coppice Row, Theydon Bois, Epping, CM16 7DW**

Proposal: Single storey front/side and two storey side/rear extensions including loft conversion.

Return: **Objection.** Due to the re-inclusion of a second storey element, this revised proposal is considered to be disproportionately large and dominant, and to not respect or complement the original building and its setting.

Application No: **EPF/0099/23** Officer: Muhammad Rahman RETURN: 13th February 2023

Planning History File Number: 002736

Location: **20 Dukes Avenue, Theydon Bois, Epping, CM16 2HE**

Proposal: 1m high rear decking with glazed safety rails and 2m high privacy screen.

Return: **Objection.** The Committee felt this revised proposal to be of excessive height and depth, and would detrimentally impact on the visual amenity and privacy of the occupants of the adjoining property,

Application No: **EPF/2536/22** Officer: Loredana Ciavucco RETURN: 13th February 2023
Planning History File Number: 025027
Location: **90 Dukes Avenue, Theydon Bois, Epping, CM16 7HF**
Proposal: Part one, part two storey rear extension, garage conversion and loft conversion with rear dormer and two rooflights to front roofslope.
Return: **No Objection.**

Application No: **EPF/2817/22** Officer: Muhammad Rahman RETURN: 6th February 2023
Planning History File Number: 024130
Location: **14 Hornbeam Close, Theydon Bois, Epping, CM16 7JT**
Proposal: Single storey rear extension with flat roof and 'lantern' style roof-light.
Return: **No Objection.**

6. To consider the following Approval of Details Planning Application:

Application No: **EPF/0044/23** Officer: Kie Farrell RETURN: 13th February 2023
Planning History File Number: 004062
Location: **21 Forest Drive, Theydon Bois, Epping, CM16 7HA**
Proposal: Application for Approval of Details reserved by condition 6"super fast broadband" for EPF/0766/20. (Part retrospective application for creation of one bed flat and associated parking (Revised application to EPF/0066/20).
Return: **Noted.**

7. Planning Clerk's Report

Not Lawful decisions by EDFC have been made in respect of Certificate of Lawful Development applications for existing continued use of part of a warehouse at Blunts Farm as x2 residential accommodation units.

Correspondence from residents has been received concerning planning breaches in Dukes Avenue, Hill Road and Theydon Park Road.

Concerns from a resident had been received this week concerning the proposed change of hours of a business in Forest Drive. The Variation of Premises licence was granted at an EFDC Licensing Hearing held on 17th January 2023.

8. To Note: EFDC Air Quality Action Plan Public Consultation – 20th January to 17th February 2023 [Air Quality Action Plan Consultation - Epping Forest District Council \(eppingforestdc.gov.uk\)](http://eppingforestdc.gov.uk)

The Planning Clerk would arrange for the above weblink to be added to the home page of the Parish Council website.

9. Any Other Matters relating to Planning, without decision

A representative from TBAG asked about current status of the proposed Conservation Area designation for parts of Theydon Bois, as proposed by EFDC in 2012. Cllr Burn's belief is that the proposed designation is subject to further assessment and scrutiny by EFDC after formal adoption of the new Epping Forest District Local Plan.

Cllr Gooch closed the meeting at 9.55 pm.

Signed Cllr Peter Gooch

16th February 2023

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 2nd February 2023

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – January 2023:

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/2573/22	22 Dukes Avenue, Theydon Bois, Epping, CM16 7HE	Removal of existing garage. Proposed single storey side and rear extension with pitched roof.	Approve with Conditions	Delegated Decision
EPF/2429/22	13 Hornbeam Close, Theydon Bois, Epping, CM16 7JT	Application for a Lawful Development certificate for a proposed rear extension.	Lawful	Delegated Decision
EPF/2470/22	Pakes Farm, Poplar Row, Theydon Bois, Epping, CM16 7NB	Replacement of the existing side conservatory with a slightly larger, single-storey garden room and erection of a new two-storey side extension to accommodate a breakfast room and en suite bathroom	Refuse	Delegated Decision
EPF/2470/22	46, Theydon Park Road, Theydon Bois, Epping, CM16 7LP	This is a resubmission of a refused application (Ref: EPF/1761/22)	Approve with Conditions	Delegated Decision
EPF/2632/22	22, Hornbeam Road, Theydon Bois, Epping, CM16 7JX	Application for a Lawful Development certificate for a proposed loft conversion & garage conversion.	Lawful	Delegated Decision
EPF/1029/22	Ambresbury House, Theydon Road Theydon Bois, Epping CM16 4EF	Replacement of the existing timber garden fence with new brickwork garden fence.	Refuse	Delegated Decision
EPF/2704/22	44, Forest Drive, Theydon Bois, Epping, CM16 7EZ	Rear and side extension and roof conversion to bungalow, revised scheme.	Refuse	Delegated Decision
EPF/2672/22	50, Orchard Drive, Theydon Bois, Epping, CM16 7DJ	Erection of single first storey side and rear extension, and alteration to ground floor to accommodate external side access to rear.	Refuse	Delegated Decision
EPF/2668/22	78, Dukes Avenue, Theydon Bois, Epping, CM16 7HF	Ramp to front door for wheelchair access.	Approve with Conditions	Delegated Decision
EPF/2470/22 and EPF/2471/22	Pakes Farm, Poplar Row, Theydon Bois, Epping, CM16 7NB	Replacement of the existing side conservatory with a slightly larger, single-storey garden room and erection of a new two-storey side extension to accommodate a breakfast room and en suite bathroom	Refuse	Delegated Decision
EPF/1189/22	Blunts Farm, Coopersale Lane, Theydon Bois, Epping CM16 7NT	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.	Not Lawful	Delegated Decision
EPF/2495/22	59, Woburn Avenue, Theydon Bois, Epping, CM16 7JR	Rear single storey extension with flat roof window.	Refuse	Delegated Decision