

# 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 2<sup>nd</sup> November 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:** None

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

**2. Confirmation of the Minutes of the Meeting held on Thursday 5<sup>th</sup> October 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 declared a non-prejudicial interest in planning applications EPF/2248/23, EPF/2250/23, EPF/2265/23 & EPF/2267/23 by virtue of being a customer of the Queen Victoria public house. Cllr Amos declared personal but non-prejudicial interest in planning application EPF/2173/23 due to the applicant being known to him.

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/2248/23 (Grade II Listed Building) & EPF/2250/23** Officer: Caroline Brown    RETURN: 13<sup>th</sup> November 2023  
Planning History File Number: 000084

Location: **Queen Victoria PH, Coppice Row, Theydon Bois, Epping, CM16 7ES**

Proposal: External works including timber framed gazebo, external bar servery, festoon lighting, archway, reconfiguration of existing car park and new speed bump (Revised Application)

Return: **Objection.** In the Committee's view, this development would be unsympathetic to, and so detract from, the significance, appearance, character, and setting of this Listed Building and heritage asset. It is felt that the proposal overall is of poor design and fails to add to the overall quality of the area. There are also concerns regarding negative impact on neighbour amenity.

Application No: **EPF/2265/23 & EPF/2267/23 (Grade II listed building)** Officer: Caroline Brown    RETURN: 13<sup>th</sup> November 2023  
Planning History File Number: 000084

Location: **Queen Victoria PH, Coppice Row, Theydon Bois, Epping, CM16 7ES**

Proposal: Secondary glazing to ground floor front and side windows, festoon lighting, and minor internal alterations to bar area (Revised Application)

Return: **No Objection, subject to** the development not having any negative impact on the exterior appearance of the Listed Building, nor any negative effect on amenity of the occupants of neighbouring properties.

**6. To consider the following Certificate of Lawful Development Application:**

Application No: **EPF/2173/23**

Officer: Mohinder Bagry

RETURN: 13<sup>th</sup> November 2023

Planning History File Number: 032052

Location: **2 Dossetts Retreat, The Green, Theydon Bois, Epping CM16 7JA**

Proposal: Certificate of lawful development for a proposed single storey rear extension (existing conservatory removed)

Return: **No Objection, with comment:** the Planning Committee noted that certain Permitted Development Rights have been removed from this property.

## 7. Planning Clerk's Report

EFDC has refused an application for the remodelling and roof heightening of a detached house, to which the Parish Council had strongly objected due to over dominance on the streetscene.

EFDC has recently 'disposed' of a retrospective planning application in respect of a high boundary wall and entrance gates constructed to the front of property in Blackacre Road, since insufficient information was provided in order to allow a decision to be made. The Parish Council has been informed that the matter is now being managed by the EFDC Planning Enforcement team.

A resident has contacted the Parish Office to ask about a house under scaffolding, for which planning permission has recently been refused.

The Levelling Up and Regeneration Bill received Royal Assent on 26th October 2023.

**8. To Note: Essex Planning Officers Association consultation on potential changes to the Essex Parking Standards: Comments via survey invited by 4<sup>th</sup> December 2023.** [Essex Parking Guidance Consultation 2023 - Essex County Council - Citizen Space](#) Deferred to the next meeting.

**9. To Note: Launch of Public Consultation on the Latton Priory Design Code – Comments via Epping Forest District Council-hosted in-person events, and the Garden Town's on-line engagement platform** [Public participation platform of Harlow and Gilston Garden Town | CitizenLab \(hgg.co.uk\)](#)

**10. Any Other Matters relating to Planning, without decision.** None.

**Cllr Gooch closed the meeting at 9.15 pm.**

Signed ..... Cllr Peter Gooch

16<sup>th</sup> November 2023