

# 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 Tuesday 31<sup>st</sup> May 2022 at 8.00 PM

**Councillors Present:** Cllrs Gooch, Amos, Blake, Burn, and Wood

**Apologies for Absence:** Cllrs Hannibal, Morris and Morton

**Officers Present:** Jane Sounes, Planning Clerk

**Members of the Public Present:** 7

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

**2. Confirmation of Minutes of the Meeting held on Thursday 12th May 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 Amos declared a personal, but non-pecuniary and non-prejudicial, interest in planning application EPF/0653/22 since the Applicant is known to him. Cllr Amos will therefore not take part in any discussion concerning this application.

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.**

Two written representations from three residents had been received concerning EPF/0653/22.

**5. To Consider the following Full Planning Applications:**

Application No: **EPF/0653/22**

Officer: Alastair Prince

RETURN: 13<sup>th</sup> June 2022

Applicant: Miss Belinda Payne

Location: **21 Woburn Avenue, Theydon Bois, Epping CM16 7JR**

Proposal: Extend an existing garden building.

Return: **Strong Objection.** It was felt that the scale and massing of the proposal would not relate positively to the built form within the vicinity and, given the narrowness of the plot, the extended structure would be likely to have a negative impact on the amenity of the adjacent neighbours, appearing overly-dominant. The Committee also expressed concern about the use of the garden building, since it appears that the existing outbuilding may be used for commercial purposes.

Application No: **EPF/0722/22**

Officer: Rhian Thorley

RETURN: 1<sup>st</sup> June 2022

Applicant: Paul Elliott

Location: **34 Morgan Crescent, Theydon Bois, Epping CM16 7DX**

Proposal: 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 with roof

light. 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 (Revised application to EPF/2910/21).

Return: **Objection.** While acknowledging that this revised proposal reduces the bulk of the first floor component, from what the Committee was able to discern from the revised and poorly presented plans, it concluded that the proposal remains incongruous.

Application No: **EPF/0726/22** Officer: Ian Ansell RETURN: 8<sup>th</sup> June 2022

Applicant: Mrs and Mrs E & M Maxwell

Location: **Magnolia House, Abridge Road, Theydon Bois, Epping CM16 7NR**

Proposal: Construction of Pond and Associated Landscaping and Drainage Works.

Return: **Objection.** The Committee questioned the necessity for a pond of this size and scale, sited in a location distinctly remote from the development for which it would be designed to provide drainage. It was felt that the development would have a detrimental impact on the openness of Green Belt land within this rural location.

Application No: **EPF/0793/22** Officer: Alastair Prince RETURN: 13<sup>th</sup> June 2022

Applicant: Bolton

Location: **35 Dukes Avenue, Theydon Bois, Epping CM16 7HG**

Proposal: Single storey outbuilding to replace existing outbuilding for use as a home gym and storage use with provision for solar on roof.

Return: **Objection.** The Committee felt that the proposal would not achieve a high level of design and would fail to protect the amenity of residents in neighbouring property.

Application No: **EPF/0816/22** Officer: Rhian Thorley RETURN: 8<sup>th</sup> June 2022

Applicant: Mr and Mrs S Shahir

Location: **9 Heath Drive, Theydon Bois, Epping CM16 7HL**

Proposal: Single storey rear infill extension with flat roof and roof lantern. Proposed dwelling entrance to be relocated to front of dwelling. Existing side entrance opening becomes a glazed screen. The existing pitched roof over the bay window is extended to cover the new entrance with a new gable roof feature. The existing garage door opening is infilled with masonry to match the existing along with a new window opening. A new rear bedroom ensuite shower room is to have a side facing velux roof window and be non-opening between finished floor level and 1700mm measured vertically.

Return: **No Objection.**

Application No: **EPF/0819/22** Officer: Muhammad Rahman RETURN: 8<sup>th</sup> June 2022

Applicant: Mr Sidney Field

Location: **58 Forest Drive, Theydon Bois, Epping CM16 7EZ**

Proposal: Part two storey and part single storey rear extension, single storey side extension, conversion of loft & internal changes.

Return: **No Objection – subject to** Removal of Permitted Development Rights as included within Schedule 2, Part 1, Class B of the General Permitted Development (England) Order 2015. Reason: the pitch of the roof is a characteristic feature of the dwelling house and adds to the visual amenity of the streetscene.

Application No: **EPF/0977/22** Officer: Alastair Prince RETURN: 13<sup>th</sup> June 2022

Applicant: Mr and Mrs P Lee

Location: **1 The Weind, Theydon Bois, Epping CM16 7HP**

Proposal: Single storey side and rear extension with flat roof and glazed roof lantern.

Return: **No Objection.**

Application No: **EPF/1003/22** Officer: Rhian Thorley RETURN: 13<sup>th</sup> June 2022

Applicant: Mr & Mrs Robert Marshall

Location: **32 Hill Road, Theydon Bois, Epping CM16 7LX**

Proposal: Enlargement of existing two storey side extension at Ground and First floors.

Return: **No Objection.**

## 6. To Consider the following Certificate of Lawful Development application:

Application No: **EPF/0948/22**

Officer: Mohinder Bagry

RETURN: 6<sup>th</sup> June 2022

Applicant: Mr Joseph Stone

Location: **52 Purlieu Way, Theydon Bois, Epping CM16 7EH**

Proposal: Certificate of lawful development for a proposed hip to gable loft extension and rear dormer window in connection with a loft conversion.#

Return: **No Objection, with Comment:** The Committee suggested submitted plans be amended to include for a Juliet balcony in front the two glazed doors to the rear dormer.

## 7. To Consider the following Prior Approval application:

Application No: **EPF/1121/22**

Officer: Graham Courtney

RETURN: 13<sup>th</sup> June 2022

Applicant: Mr Roy Hitch – Ourtime Design

Location: **Wain, Coppice Row, Theydon Bois, Epping CM16 7ER**

Proposal: Prior approval for a 6.65 metre deep single storey rear extension, height to eaves 3.00 metres and maximum height 4.00 metres.

Return: **Noted, with Comment:** It is presumed that the slender but distinct space gap, shown on the submitted plans for this application to exist between the proposed extension and the existing garage, is to be permanently maintained.

## 8. Planning Clerk's Report

### Epping Forest District New Local Plan

Inspector Bore has written to EFDC advising that he does not anticipate recommending substantive changes to key aspects of the New Local Plan, nor envisage holding any further hearings. For clarity and soundness, a number of wording changes to the original submitted text and some main modifications may be required. Any new or changed modifications, once agreed by EFDC, will be published for consultation.

### Planning Application update

Blunts Farm EPF/0328/22

This application for 'replacement of dilapidated storage building and extend garden over' at has been withdrawn.

### EFDC iPlan System

The Council is installing a new back-office planning system from 28th May to 13th June 2022 to help improve online applications. During the installation there will be period of up to two weeks where no new planning applications can be registered.

### EFDC Housing Strategy

A briefing for Stage 2 of EFDC's Overarching Housing Strategy will take place via Zoom on 8th June from 6.30pm to 8pm. The Planning Clerk has registered to attend.

### Public Enquiry and Appeals

A Public Inquiry, re. EFDC's refusal of an application by Next plc and Trinity Hall for the construction of a new warehouse in Waltham Abbey, has taken place over the past week, and the webcasts are available to view on EFDC's website.

An appeal, again for a Public Inquiry, has been submitted by Quinn Estates/Redrow, re. EFDC's refusal of an application for the residential re-development of North Weald Golf Course.

### National Grid Green Energy Enablement Proposals

Essex Association of Local Councils has notified us about East Anglia Green – a proposal by National Grid to reinforce the power network in East Anglia which will involve a new 400,000 volts (400 kV) electricity overhead transmission line, work at existing substations and building a new substation to connect new proposed offshore wind farms to the electricity transmission network. Works as proposed do not appear to directly affect Epping Forest District – a consultation period runs to 16th June 2022 and the proposals can be viewed at [About East Anglia GREEN | National Grid ET](#)

## Planning Decisions 12<sup>th</sup> May to 30<sup>th</sup> May 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0681/22	012206	Albanridge Theydon Park Road Theydon Bois Epping CM16 7LS	Application to determine if Prior approval is required for a proposed Enlargement of a dwellinghouse by construction of additional storeys.	FINAL DECISION	08-04-2022	Prior Approval Required and Granted
EPF/0688/22	012206	Albanridge Theydon Park Road Theydon Bois Epping Essex CM16 7LS	Application for a Lawful Development Certificate for a Proposed construction of outbuilding in the rear garden.	FINAL DECISION	25-03-2022	Lawful
EPF/0343/22	005016	Ambresbury House Theydon Road Theydon Bois CM16 4EF	Side extension providing new first floor Master Bedroom over existing garage and rear extension providing Family Room.	FINAL DECISION	24-03-2022	Refuse Permission (Householder)
EPF/1656/19	002227	Piggotts Farm Abridge Road Theydon Bois Epping Essex RM4 1TX	Erection of 3 x 4 bedroom residential houses to replace existing barns on site ** SAC HELD IN ABEYANCE **	FINAL DECISION	12-07-2019	Refuse Permission

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

A resident asked whether the Epping Forest District New Local Plan – the Submission Version 2017 and Main Modification documents - is available online. The Planning Clerk will email the resident relevant weblinks – the main one being [EFDC Local Plan – Planning our future](#)

Cllr Gooch closed the meeting at 9.54 pm.

Signed ..... Cllr Peter Gooch

7<sup>th</sup> July 2022