

# 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 3<sup>rd</sup> February 2022 at 8.00 PM

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

**Apologies for Absence:** None

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

**Members of the Public Present:** 6

**1. Apologies for Absence:** None

**2. Confirmation of Minutes of the Meeting held on Thursday 20th January 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 for EPF/3280/21 had been received from a representative of Theydon Bois Action Group.

The Applicant for EPF/0021/22 had registered to speak. The Committee approved a suggestion by Cllr Gooch to change the order of the Agenda so that EPF/0021/22 could be considered first.

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

Application No: **EPF/0021/22**

Officer: Kie Farrell

RETURN: 14<sup>th</sup> February 2022

Applicant: Mr Geoffrey Shaw

Location: **2 Dukes Avenue, Theydon Bois, Epping CM16 7HE**

Proposal: The demolition of the existing 4 bedroom house and erection of x2 no. 4 bedroom houses.

Return: **No Objection – Subject to: inclusion of the half-hip roof design plans for Plot 1 (including the correct Streetscene Elevation) and the following Conditions to be included in any Grant of Planning Permission:**

(1) The removal of further Permitted Development rights as now covered by The Town and Country Planning (General Permitted Development) (England) Order 2015 (with amendments, including those of 2020) – including Schedule 2, Part 1, Classes A to F (inclusive) – from both Plot 1 and Plot 2 properties to protect the visual amenity of the street scene and allow the Local Authority to manage any further proposals.

(2) The protection and permanent retention (including protection during building work) of all existing verge trees planted along the grass verges in Dukes Avenue adjacent to Plot 1 and Plot 2 and in Forest Drive.

(3) The implementation, and permanent retention, of an evergreen boundary hedge to the front boundary (as indicated between points A and B on the Landscape Plan) of Plot 1, where this faces into Dukes Avenue, and along most of the rear boundary facing into Forest Drive.

(4) Clarification of the height of the brick wall, and the positioning of the brick pillars between the railings, forming the boundary treatment between points A and B (as indicated on the Landscape Plan).

(5) Full tiling, to the depth of the lower eaves, of both hip ends of the roof design of the house on Plot 1 (this roof is to be a Dutch style half-hipped roof, having been amended before the previous application was granted).

(6) New crossovers on Dukes Avenue to not exceed the standard width for this provision.

Application No: **EPF/2572/21** Officer: Zara Seelig RETURN: 7<sup>th</sup> February 2022  
 Applicant: Mr Derrick Williams  
 Location: **47 Morgan Crescent, Theydon Bois, Epping CM16 7DU**  
 Proposal: Proposed front canopy, double storey side plus single storey rear extensions & alterations.  
 Return: **No Objection, with Comment:** The Committee was pleased to note that the proposed two-storey side extension includes a 50cm set back to retain clear evidence of the cat slide roof.

Application No: **EPF/2910/21** Officer: Caroline Brown RETURN: 14<sup>th</sup> February 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. 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.  
 Return: **Objection.** The angled form, scale and massing of the proposal would create an overly-dominant, disproportionate and awkward front elevation that would not be in harmony with, nor serve to complement and enhance, the appearance of the existing house or the streetscene.

Application No: **EPF/3280/21** Officer: Alastair Prince RETURN: 14<sup>th</sup> February 2022  
 Applicant: Mr Thomas Roast  
 Location: **11 Piercing Hill, Theydon Bois, Epping CM16 7JN**  
 Proposal: Proposed drop kerb (revised).  
 Return: **No Objection, subject to the following Conditions:**  
 (1) The drop kerb and vehicle cross-over is solely for in-transit use, and not for the use of vehicle parking at any time.  
 (2) The drop kerb and vehicle cross-over is not to exceed 2700mm width, and no further, or future, widening of the cross-over or its splays will be carried out.  
 (3) Inclusion of planting around the boundaries of the new hardstanding, to the front and side of the principal elevation of the property.  
 (4) Inclusion of the Condition proposed by EFDC 's Trees & Landscape Team concerning tree protection measures prior to commencement and for the duration of the development.

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

Application No: **EPF/3288/21** Officer: Caroline Brown RETURN: 7<sup>th</sup> February 2022  
 Applicant: Mr & Mrs McAleer  
 Location: **23 Piercing Hill, Theydon Bois, Epping CM16 7JW**  
 Proposal: Application for a Lawful Development certificate for a proposed erection of a residential outbuilding.  
 Return: **No Objection.**

## 7. Planning Clerk's Report

EFDC confirmed that the premises licence for the restaurant in Forest Drive, about which a noise complaint was received by the Parish Office, is registered in its previous name. It was agreed that the Planning Clerk would send a photograph of the restaurant to EFDC Licensing to confirm that the restaurant name has changed.

## Planning Decisions 20<sup>th</sup> January to 2<sup>nd</sup> February 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/2930/21	030443	12 Baldocks Road Theydon Bois Epping CM16 7EB	Loft conversion with a rear dormer.	FINAL DECISION	14-12-2021	Grant Permission (With Conditions)
EPF/2854/21	017495	14 Morgan Crescent Theydon Bois Epping CM16 7DX	Two and one storey side and rear extensions to house.	FINAL DECISION	13-12-2021	Refuse Permission (Householder)
EPF/2935/21	016297	7 Red Oaks Mead Theydon Bois Epping CM16 7LA	Loft conversion and roof alterations.	FINAL DECISION	09-12-2021	Refuse Permission (Householder)
EPF/2434/21	013951	25 Theydon Park Road Theydon Bois Epping CM16 7LR	Outline permission for detached house and garage.	FINAL DECISION	24-11-2021	Refuse Permission
EPF/2627/21	025286	57 Forest Drive Theydon Bois Epping CM16 7HB	Single storey side and rear extension, new roof with front & rear dormers to create two additional bedrooms.	FINAL DECISION	19-10-2021	Grant Permission (With Conditions)

**8. Any Other Matters relating to Planning, without decision.**

Cllr Burn attended the online EFDC Q&A session for the Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments. Attendees had suggested that the Guidance and Checklist be proactively promoted to local groups for which it is likely to be of interest. Comments to EFDC are due by 21 February 2022.

Cllr Gooch had hoped to be able to give an update on planning enforcement matters relating to Blunts Farm. He had contacted the head of the EFDC planning enforcement team, as advised, and was waiting to hear back.

Cllr Wood requested a No Through Road sign for the entrance to Avenue Road. An incorrect postcode had been provided to members of a football league which had caused some car parking issues in this road. Cllr Gooch had asked the football club to advise its league of the postcode error. Cllr Wood's request would be forwarded to the Highways Committee.

Members of the Committee briefly discussed possible village locations for a further electric car charging point.

**Cllr Gooch closed the meeting at 9.18 pm.**

Signed ..... Cllr Peter Gooch

17<sup>th</sup> February 2022