# **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 3rd March 2022 at 8.00 PM

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

Apologies for Absence: Cllr Blake

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 6

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 17th February 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 a resident concerning EPF/0250/22
- Written representation from Theydon Bois & District Rural Preservation Society concerning EPF/0305/22

# 5. To Consider the following Full Planning Applications:

Application No: EPF/0078/22 Applicant: Mr Lloyd Parkes Location: 40 Woburn Avenue, Theydon Bois, Proposal: Proposed front dormer. Return: No Objection.	Officer: Rhian Thorley Epping CM16 7JS	RETURN: 7 <sup>th</sup> March 2022			
Application No: EPF/0205/22Officer: Alastair PrinceRETURN: 14th March 2022Applicant: Mr J TosarLocation: Brackley, Forest Side, Theydon Bois, Epping CM16 4EDProposal: French door replacement to the front window. French door replacement to the rear windows, and conversion of the bifold door to the French door on the rear façade.Return: No Objection.					
Application No: EPF/0250/22 Officer: Sukhvinder Dhadwar RETURN: 14 <sup>th</sup> March 2022 Applicant: Mr & Mrs Alan & Rita Bishop Location: <b>37A Theydon Park Road, Theydon Bois, Epping CM16 7LR</b> Proposal: New railings and gates to front garden. Return: <b>Strong Objection.</b> The railings and gates are considered to be a visually intrusive development, appearing unsympathetic, out of context and detrimental to the character and appearance of the surrounding area and the street scene.					
Application No: EPF/0305/22 Applicant: Carnevale	Officer: Zara Seelig	RETURN: 14 <sup>th</sup> March 2022			

Location: Greys Farm, Green Glade, Theydon Bois, Epping CM16 7LZ

Proposal: Proposed front porch canopy, lean to on both sides, elevations & an extended rear balcony (Revised application to EPF/2796/21).

Return: **Strong Objection.** The Committee believes this proposal constitutes inappropriate and conspicuous development in the Green Belt, causing significant harm to the character and openness of the surrounding countryside.

## 6. To Consider the following Non-Material Amendment application:

Application No: EPF/0256/22

Officer: Marie-Claire Tovey

RETURN: 8<sup>th</sup> March 2022

Applicant: Mr Dale Walker

## Location: 57 Forest Drive, Theydon Bois, Epping CM16 7HB

Proposal: Application for a Non-material Amendment for EPF/2627/21. (High-level window to the ground floor kitchen area omitted/external door to "sitting area" on the ground floor omitted/patio to the rear of new extension extended by 2m). Return: **Noted.** 

7. Planning Clerk's Report

- An Appeal has been Dismissed against Epping Forest District Council's (EFDC) Refusal of Planning Permission for a replacement dwelling in Sidney Road. Grounds for Dismissal being that the proposal would have an unacceptably harmful effect on the mix of housing within the District.
- An Appeal has been Dismissed against EFDC's Refusal of Planning Permission for an extension to a property in Poplar Row. Grounds for Dimissal being that the proposal would have a harmful effect on the living conditions of the occupants of an adjacent property.
- An application in the Green Belt regarding to which the Parish Council strongly objected, has been refused by EFDC being 1 Theydon Hall Cottages, EPF/2681/21, for retention of a cesspit, landscaping works and hard standing, and storage of a mobile home within the residential curtilage of the property.
- The Parish Council submitted a response to EFDC's consultation regarding its Sustainability Guidance, Volume 3: Extensions & Refurbishments. Parish Council comments primarily concerned the extent to which the Guidance may be applied to developments which do not require full planning applications, and whether the provisions will be enforceable unless incorporated into Building Regulations. Also, noted that certain types of modernisation may prove expensive to implement, whilst there may be an opportunity to include guidance for planting around hardstandings on the frontages of properties.

#### Planning Decisions 17<sup>th</sup> February to 2<sup>nd</sup> March 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/0127/22	031456	11 Thrifts Mead Theydon Bois Epping CM16 7NF		FINAL DECISION	28-01-2022	Not Lawful
EPF/0035/22	004747	34 Purlieu Way Theydon Bois Epping CM16 7EH		FINAL DECISION	20-01-2022	Prior Approval Not Required
EPF/0093/22	011267	58 Forest Drive Theydon Bois Epping CM16 7EZ		FINAL DECISION	24-01-2022	Refuse Permission (Householder)
EPF/2945/21	005016	Ambresbury House Theydon Road Theydon Bois Epping CM16 4EF		FINAL DECISION	24-11-2021	Lawful
EPF/2681/21	005205	1 Theydon Hall Cottages Abridge Road Theydon Bois Epping CM16 7NP	······································	FINAL DECISION	18-11-2021	Refuse Permission (Householder)
EPF/2421/20	023392	43 Woodland Way Theydon Bois Epping CM16 7DY	Application for Approval of Details Reserved by Condition 2" Details of surface water disposal " for EPF/3025/17. (Ground floor rear extension, ground and first floor side extension, loft conversion inclusive of rear dormer. Front porch and garage extension as previously consented in 2012).	REGISTERED	05-11-2020	
EPF/2246/20	002227	Piggotts Farm Abridge Road Theydon Bois Epping RM4 1TX		FINAL DECISION	21-10-2020	Details Approved

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

A representative of Theydon Bois Action Group asked whether the Parish Council will be submitting comments to the Planning Inspectorate in advance of its Inquiry concerning refused Planning Application EPF/2503/19, being the Next PLC proposal for Land to the North of Dowding Way, Waltham Abbey. Because the deadline for comments to the Inspectorate had passed, the Committee felt that an appropriate response would not be possible until such time as further information is made available for comment.

Cllr Gooch provided an update on planning enforcement matters, following his and Cllr Purkiss's recent meeting with District Councillors. A further meeting is to be arranged between the Parish Council, District Councillors and members of EFDC Planning Enforcement.

#### Cllr Gooch closed the meeting at 9.13 pm.

Signed ..... Cllr Peter Gooch

24<sup>th</sup> March 2022