

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: 8th 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 Dismissal 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 17th February to 2nd 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	Certificate of lawful development for a proposed rear facing dormer roof window in connection with a loft conversion.	FINAL DECISION	28-01-2022	Not Lawful
EPF/0035/22	004747	34 Purlieu Way Theydon Bois Epping CM16 7EH	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 4.00 metres, height to eaves of 2.90 metres & a maximum height of 3.10 metres.	FINAL DECISION	25-01-2022	Prior Approval Not Required
EPF/0093/22	011267	58 Forest Drive Theydon Bois Epping CM16 7EZ	Construction of a side and rear extension after the demolition of an existing garage.	FINAL DECISION	24-01-2022	Refuse Permission (Householder)
EPF/2945/21	005016	Ambresbury House Theydon Road Theydon Bois Epping CM16 4EF	Application for a Lawful Development certificate for a proposed new garage (existing hard standing retained & new access not required).	FINAL DECISION	24-11-2021	Lawful
EPF/2681/21	005205	1 Theydon Hall Cottages Abridge Road Theydon Bois Epping CM16 7NP	Retention of an existing cesspit, landscaping works including a bund & a wall within residential garden land to the rear of Theydon Hall Cottages, also retention of permeable hard surfacing and storage of a mobile home within the immediate residential curtilage of No.1 Theydon Hall Cottages.	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	Application for Approval of Details Reserved by Conditions 5"surface water disposal", and 9"external finishes" for EPF/0739/19. (Prior Notification Application for Change of Use from 1 no. agricultural barn to 1 no. residential dwelling (C3).	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

24th March 2022