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 4th April 2023 at 8.00 PM

Councillors Present: Cllrs Gooch, Blake, Burn, Morris and Wood

Apologies for Absence: Cllrs Amos, Hannibal and Morton

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 7

- **1. Apologies for Absence** As above.
- 2. Confirmation of the Minutes of the Meeting held on Thursday 16th March 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 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.

Cllr Burn declared a personal, but non-pecuniary, interest in EPF/0594/23 by virtue of being a near neighbour to the property. Cllr Burn would leave the room when discussion on this item took place.

4. Public Participation session with regard to Items on the Agenda:

- Four owners and residents of an adjacent property had supplied written representations, and two of those residents had registered intention to speak regarding EPF/0529/23
- The applicant and the architect had registered intention to speak regarding EPF/0529/23
- A resident had supplied written representation regarding EPF/0594/23

5. To Consider the following Full Planning Applications:

Application No: EPF/0094/23 Officer: Loredana Ciavucco RETURN: 10th April 2023

Planning History File Number: 030829

Location: 22 Morgan Crescent, Theydon Bois, Epping, CM16 7DX

Proposal: The demolition of existing conservatory, garage and garden store. The erection of a single storey rear

extension and open porch.

Return: This application was included on the Agenda in error. The proposal had previously been considered by the

Planning Committee, and subsequently determined by Epping Forest District Council (EFDC).

Application No: EPF/0529/23 Officer: Rhian Thorley RETURN: 10th April 2023

Planning History File Number: 031619

Location: 44 Blackacre Road, Theydon Bois, Epping, CM16 7LU

Proposal: New single-storey rear extension at lower ground floor level and replacement of existing single-storey side extension, with two storey rear side return infill to provide vertical circulation.

Return: **Objection.** By reason of its significant depth and height, the proposed single storey rear extension would appear overbearing when seen from the rear of the adjoining property. It was also considered that the glazed 'box' side rear return, together with the roof lights of the rear extension, would emit an unacceptable level of light and negatively impact neighbour amenity.

Application No: EPF/0594/23 Officer: Loredana Ciavucco RETURN: 17th April 2023

Planning History File Number: 031907

Location: 40 Dukes Avenue, Theydon Bois, Epping, CM16 7HE

Proposal: Two storey side extension with pitched roof over. New main extension on street elevation. Existing ground floor rear recess to be made into habitable space. Windows and elevations throughout to be refurbished. Diamond window and catslide roof on street elevation to be retained.

Return: **No Objection, with Comment:** The Committee requested that EFDC gives consideration to conditioning the obscure glazing of the angled bedroom window on the new side flank wall due to concerns that this would afford overlooking of the adjacent property.

6. To Consider the following Tree Preservation Order Applications:

Application No: EPF/0519/23 Officer: Robin Hellier RETURN: 10th April 2023

Planning History File Number: 000084

Location: Queen Victoria Public House, Coppice Row, Theydon Bois, Epping, CM16 7ES

Proposal: TPO/EPF/22/12. T1: Hornbeam – Crown reduce to previous points, as specified. Crown lift over road, as

specified.

Return: No Objection, subject to the EFDC Tree Officer's recommendations.

Application No: EPF/0575/23 Officer: Robin Hellier RETURN: 17th April 2023

Planning History File Number: 001166

Location: 35 Piercing Hill, Theydon Bois, Epping, CM16 7JW

Proposal: TPO/EPF/05/04. T14: Oak – Crown reduce up to 2m, as specified.

Return: No Objection, subject to the EFDC Tree Officer's recommendations and $\frac{\text{with Comment}}{\text{mem EPF}}$ the Committee wished to draw the Tree Officer's attention to previous – refused by EFDC – planning application EPF/2032/18 TRE to

fell the tree.

7. Planning Clerk's Report: Nothing to report.

8. Any Other Matters relating to Planning, without decision

Cllr Gooch recently had an opportunity to speak with the Epping Forest District Councillor holding the Technical Services Portfolio. It had been agreed that a meeting to discuss planning enforcement and related matters would be arranged.

Cllr Gooch closed the meeting at 9.45 pm.

Signed Cllr Peter Gooch, Chairman	20 th April 2023
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ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – $\mathbf{4}^{th}$ April 2023

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – March 2023:

Application				Determination
ref	Site Address	Proposal	Decision	Level
EPF/2817/22	14, Hornbeam Close, Theydon Bois, Epping, CM16 7JT	Single storey rear extension with flat roof and 'lantern' style roof-light.	Approve with Conditions	Delegated Decision
EPF/2536/22	90, Dukes Avenue, Theydon Bois, Epping, CM16 7HF	Part one, part two storey rear extension, garage conversion and loft conversion with rear dormer and two rooflights to front roofslope	Approve with Conditions	Delegated Decision
EPF/0687/22	Albanridge, Theydon Park Road Theydon Bois, Epping CM16 7LS	Demolition of existing conservatory and side porch & construction of a single-storey rear extension. Alterations to front facade including altering of external materials.	Approve with Conditions	Delegated Decision
EPF/0133/23	10, Woodland Way, Theydon Bois, Epping, CM16 7DZ	3 metre single storey rear extension	Approve with Conditions	Delegated Decision
EPF/0335/23	4-6, Theydon Park Road, Theydon Bois, Epping, CM16 7LW	Application for approval of details reserved by condition 3'External Finishes' and Condition 4 'Brickwork sample' on planning approval EPF/0910/18	Withdrawn	
EPF/2631/22	22, Hornbeam Road, Theydon Bois, Epping, CM16 7JX	New front dormer & conversion of existing garage	Approve with Conditions	Delegated Decision
EPF/0094/23	22, Morgan Crescent, Theydon Bois, Epping, CM16 7DX	The demolition of existing conservatory, garage and garden store.	Approve with Conditions	Delegated Decision
EPF/0600/23	20, Dukes Avenue, Theydon Bois, Epping, CM16 7HE	Non material amendment to EPF/0737/20 (Proposed first floor side extension and part two-part single storey rear extension. (Revised application to EPF/3075/19).	Approve	Delegated Decision
EPF/0099/23	20, Dukes Avenue, Theydon Bois, Epping, CM16 7HE	Proposed 1m high rear decking with glazed safety rails	Approve with Conditions	Delegated Decision