

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 May 2023 at 8.00 PM

Councillors Present: Cllrs Morris (Chair), Burn, Hannibal, Morton and Wood

Apologies for Absence: Cllrs Gooch, Amos and Blake

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 5

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 20th April 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.

4. Public Participation session with regard to Items on the Agenda: None.

5. To consider the following Full Planning Application:

Application No: **EPF/0556/23**

Officer: Muhammad Rahman

RETURN: 18th May 2023

Planning History File Number: 012532

Location: **27 Blackacre Road, Theydon Bois, Epping, CM16 7LT**

Proposal: Retrospective consent for boundary wall.

Return: **Strong Objection.** In the Committee's view this development does not relate positively to its locality and is harmful to the streetscene. It does not achieve a high quality of design and fails to contribute to the distinctive character and amenity of the local area.

6. To Consider the following Certificate of Lawful Development Applications:

Application No: **EPF/0830/23**

Officer: Marie-Claire Tovey

RETURN: 22nd May 2023

Planning History File Number: 002689

Location: **Blunts Farm, Coopersale Lane, Theydon Bois, Epping, CM16 7NT**

Proposal: Certificate of Lawful development for existing use of the first floor of a warehouse as a single unit of residential accommodation known as Flat A the Green Barn.

Return: **Strong Objection.** The Committee was of the view that the evidence provided to support the assertion that part of the first floor of a warehouse building - known as the Green Barn - at Blunts Farm, Coopersale Lane, has been in existing continuous long-term residential use, appears insubstantial.

Application No: **EPF/0831/23**

Officer: Marie-Claire Tovey

RETURN: 22nd May 2023

Planning History File Number: 002689

Location: **Blunts Farm, Coopersale Lane, Theydon Bois, Epping, CM16 7NT**

Proposal: Certificate of Lawful development for existing use of the first floor of a warehouse as a single unit of residential accommodation known as Flat B the Green Barn.

Return: **Strong Objection.** The Committee was of the view that the evidence provided to support the assertion that part of the first floor of a warehouse building - known as the Green Barn - at Blunts Farm, Coopersale Lane, has been in existing continuous long-term residential use, appears insubstantial.

Application No: **EPF/0860/23**

Officer: Marie-Claire Tovey

RETURN: 22nd May 2023

Planning History File Number: 007925

Location: **Larkhill, Abridge Road, Theydon Bois, Epping, CM16 7NN**

Proposal: Certificate of lawful development for existing use of property known as the annexe has been created and lived in as stand alone dwelling in excess of the 4 year ruling without having been enforced upon, the property is created, functions and operates as dwelling of substance and quality providing bedrooms, kitchen and living spaces building control approved creation.

Return: **Objection.** The Committee queried whether the information provided with the application is sufficiently precise and unambiguous to support the granting of a CLD, and whether the use of the outbuilding, or buildings, as a single dwelling house instead requires the submission of a full planning application.

7. Planning Clerk's Report: The Planning Inspector has dismissed an appeal for a vehicular crossover at Land Adjacent to Gun Cottage following EFDC's refusal of planning application EPF/2206/21.

8. Any Other Matters relating to Planning, without decision

A representative from Theydon Bois Action Group said they understood that EFDC will not be taking planning enforcement action concerning gates recently erected at the entrance to the Old Forester's Site on Station Hill.

Cllr Morris closed the meeting at 9.20 pm.

Signed Cllr Peter Gooch

1st June 2023