

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 Tuesday 5th April 2022 at 8.00 PM

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

Apologies for Absence: Cllrs Hannibal, Morris and Morton

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 5

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Thursday 24th March 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. None received.

5. To Consider the following Full Planning Application:

Application No: **EPF/0343/22**

Officer: Marie-Claire Tovey

RETURN: 18th April 2022

Applicant: Mr Richard Bayliss

Location: **Ambresbury House, Theydon Road, Theydon Bois, Epping CM16 4EF**

Proposal: Side extension providing new first floor Master Bedroom over existing garage & rear extension providing Family Room.

Return: Objection. Whilst acknowledging the sympathetic design of this proposal, the property is situated in the Green Belt and the Committee felt that the proposed extensions, when counted together with previous extensions, may constitute an increase in volume disproportionate to the size of the original building.

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

Application No: **EPF/0688/22**

Officer: Julie Cottrell

RETURN: 18th April 2022

Applicant: Mr Gavin Lodge

Location: **Albanridge, Theydon Park Road, Theydon Bois, Epping CM16 7LS**

Proposal: Application for a Lawful Development Certificate for a proposed construction of outbuilding in the rear garden.

Return: No Objection – subject to inclusion of an Informative under the Second Schedule of the Certificate that the building will only be used for purposes incidental to the uses of the existing dwellinghouse.

7. Planning Clerk's Report

Flats above the Workshop at Blunts Farm

In response to the Parish Council's recent planning enforcement enquiry, regarding reported residential use of the area above the Workshop (aka 'Green Barn') on the Blunts Farm site, EFDC Planning Enforcement has

advised that they identified this issue some months ago. It is understood that the apparent use will be subject to a planning application for a Certificate of Lawful Use and Existing Development (CLUED) shortly.

Epping Forest District New Local Plan (2011-2033)

The Inspector's Report on the New Local Plan was not available by the end of the first quarter, as was hoped. The Inspector is continuing to consider the responses to the Main Modifications consultation, and her findings will be published in due course.

Planning Decisions 24th March to 4th April 2022

Application Number	File Number	Site Address	Development Description	Status	Date Registered	Decision
EPF/3301/21	015824	35 Dukes Avenue Theydon Bois Epping CM16 7HG	Part two storey part single storey rear extension.	FINAL DECISION	25-01-2022	Grant Permission (With Conditions)
EPF/0021/22	031344	2 Dukes Avenue Theydon Bois Epping CM16 7HE	The demolition of the existing 4 bedroom house and erection of x2 no. 4 bedroom houses.	FINAL DECISION	18-01-2022	Grant Permission (With Conditions) Subject to Legal Agreement

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

The Director of EFDC Planning Services has recently contacted Cllr Gooch with a view to arranging a meeting to discuss ongoing Planning Enforcement matters.

Cllr Gooch closed the meeting at 8.47 pm.

Signed Cllr Peter Gooch

21st April 2022