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 5th January 2023 at 8.00 PM

Councillors Present: Cllrs Gooch, Amos, Burn, Hannibal and Morris

Apologies for Absence: Cllrs Blake, Morton and Wood

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 3

- 1. Apologies for Absence As above.
- 2. Confirmation of the Minutes of the Meeting held on Thursday 1st December 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.

Cllr Burn declared a prejudicial interest EPF/1438/22 (Amended Plans) by virtue of being an adjacent neighbour to the property. Cllr Burn would not therefore take part in discussion about this application.

Cllr Morris declared a personal interest in EPF/2560/22, due to the applicant being known to him. Cllr Morris consequently would not vote concerning this application.

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

5. To Consider the following Full Planning Applications:

RETURN: 9th January 2023 Application No: EPF/1671/22 Officer: Marie-Claire Tovey

Planning History File Number: 002689

Location: Blunts Farm, Coopersale Lane, Theydon Bois, Epping, CM16 7NT Proposal: New outdoor pool and single storey extension to existing house.

Return: Strong Objection. (1) This revised proposal is not considered a limited extension and therefore would be inappropriate development in the Green Belt (2) The proposed large expanse of brick wall does not overcome the

second reason for EFDC refusal of the previous application.

RETURN: 9th January 2023 Application No: EPF/2560/22 Officer: Kie Farrell

Planning History File Number: 020767

Location: Ivy Cottage, Coppice Row, Theydon Bois, Epping, CM16 7DW

Proposal: Single storey side extension situated at rear corner of the property. Extension to have a pitched roof with roof

windows. Conversion of garage into part store area (accessible from drive) and part utility room accessible from

dwelling. Utility room to have roof windows. Changes to the rear elevation windows and doors.

Return: No Objection.

Officer: Alastair Prince RETURN: 9th January 2023 Application No: EPF/2668/22

Planning History File Number: 031781

Location: 78 Dukes Avenue, Theydon Bois, Epping, CM16 7HF

Proposal: Ramp to front door for wheelchair access.

Return: No Objection.

Application No: EPF/2672/22 Officer: Loredana Ciavucco RETURN: 9th January 2023

Planning History File Number: 009592

Location: 50 Orchard Drive, Theydon Bois, Epping, CM16 7DJ

Proposal: Erection of single first storey side and rear extension, and alteration to ground floor to accommodate external

side access to rear.

Return: No Objection - subject to materials used for the external finishes of the proposed development to match those

of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Application No: EPF/2680/22 Officer: Loredana Ciavucco RETURN: 9th January 2023

Planning History File Number: 000246

Location: 29 Morgan Crescent, Theydon Bois, Epping, CM16 7DU

Proposal: Removal of existing rear conservatory. Proposed rear and side single storey extension with rooflights.

Return: No Objection.

Application No: EPF/2704/22 Officer: Muhammad Rahman RETURN: 9th January 2023

Planning History File Number: 014300

Location: 44 Forest Drive, Theydon Bois, Epping, CM16 7EZ

Proposal: Rear and side extension and roof conversion to bungalow, revised scheme.

Return: **Strong Objection.** This revised design would not relate positively to its context, reflecting neither the scale of the existing property, nor that of the group of adjacent bungalows, particularly given the previous considerations that had been given to retaining the rhythm and repetition of the architectural features which unite this distinctive group.

6. To consider the following Variation of Condition application:

Application No: EPF/2273/22 Officer: Caroline Brown RETURN: 16th January 2023

Planning History File Number: 023422

Location: 52 Morgan Crescent, Theydon Bois, Epping, CM16 7DX

Proposal: Variation of condition 2 on EPF/1971/21 (Demolish existing detached garage and carport, erection of two

storey side extension and single storey rear extension).

Return: No Objection.

11. Planning Clerk's Report

The Tree Warden advised that the wider than conditioned construction of a vehicle crossover to a village property has recently been replaced with a narrower crossover that accords with approved plans.

12. Any Other Matters relating to Planning, without decision

Cllr Morris reported that some residents of Forest Side are using the services of a private security operator to deter further incidence of recent anti-social behaviour.

Cllr Morris alerted the Committee to works on and in front of the boundary of Larkmead Hall, at the corner of Coopersale Lane.

Cllr Morris, in his capacity as Epping Forest Verderer, will arrange for Planning Committee members to visit Great Gregories Farm, in advance of a pending planning application at the site.

Cllr Morris flagged Natural England's response to the consultation on further Main Modifications to the Epping Forest District New Local Plan (LPSV 2017) and its reference Theydon Bois Wood.

Cllr Gooch advised that an extension to the rear of a village property appears to be co-joined to the standalone garage, contrary to planning permission. A planning enforcement enquiry to EFDC enforcement will be raised.

Cllr Gooch closed the meeting at 9.40 pm.

Signed Cllr Peter Gooch	19 th January 2023
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ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 5th January 2023

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – December 2022:

Application				Determination
ref	Site Address	Proposal	Decision	Level
		Two and one storey side and rear		
EDE /2.426 /22	14, Morgan Crescent, Theydon Bois,	extensions to house. Revised application -	Approve with	Delegated
EPF/2426/22	Epping, CM16 7DX	October 2022	Conditions	Decision
	27 Thousan Bark Boad Thousan Bois	Proposed Garage Conversion, First Floor	Approvo with	Dologatod
EPF/1840/22	27, Theydon Park Road, Theydon Bois, Epping, CM16 7LR	Side/Rear Extension and Loft Conversion.	Approve with Conditions	Delegated Decision
LF1/1840/22	Epping, Civito / Lix	Side/Real Extension and Loft Conversion.	Conditions	Decision
	13, Hornbeam Close, Theydon Bois,	Loft Conversion involving front and rear		Delegated
EPF/1916/22	Epping, CM16 7JT	dormers.	Refuse	Decision
1		Removal of existing garage. Two storey		
	22, Hornbeam Road, Theydon Bois,	side extension, single storey rear	Approve with	Delegated
EPF/2630/22	Epping, CM16 7JX	extension. Front porch.	Conditions	Decision
	., 5	·		
	74 8: : 100 71 1 8 5 5 1	The proposal is for a single storey ground		
EDE/1072/22	7A, Piercing Hill, Theydon Bois, Epping,	level and lower-level rear extension,	Approve with	Delegated
EPF/1873/22	CM16 7JN	patio, and terrace area, to a private house	Conditions	Decision
EPF/2147/22	55, Morgan Crescent, Theydon Bois, Epping, CM16 7DU	First floor side extension	Approve with Conditions	Delegated Decision
111/2147/22	5, The Weind, Theydon Bois, Epping,	Application for a proposed rear & side,	Approve with	Delegated
EPF/1523/22	CM16 7HP	part ground and part 2 storey extension.	Conditions	Decision
2 , 2020, 22		Certificate of lawful development for a		
		proposed hip to gable loft extension and L		
	38, Woburn Avenue, Theydon Bois,	shape dormer in connection with a loft		Delegated
EPF/2466/22	Epping, CM16 7JS	conversion.	Lawful	Decision
		Demolition of existing buildings, erection of replacement dwelling and 5no. new		
EPF/2461/22	Mossford Green Nursery, Abridge Road,	dwellings (reduction following refusal		Delegated
L11/2401/22	Theydon Bois, Epping, CM16 7NR	EPF/3379/18)	Refuse	Decision
	-7:	Replacement of the existing side		
		conservatory with a slightly larger, single-		
		storey garden room and erection of a new		
EPF/2470/22		two-storey side extension to		
and EPF/2471/22	Pakes Farm, Poplar Row, Theydon Bois, Epping, CM16 7NB	accommodate a breakfast room and en	Refuse	Delegated Decision
EPF/24/1/22	Epping, Civite 7 NB	suite bathroom Demolition of 21st century single storey	Refuse	Decision
		extension to the rear and one and a half		
		storey rear projection. Erection of a part		
		one and a half storey extension and single		
	Little Gregories, Little Gregories Lane,	storey extension to the rear. Creation of a	Approve with	Delegated
EPF/1446/22	Theydon Bois, Epping, CM16 7JP	part basement.	Conditions	Decision
	45 Dukes Avenue, Theydon Bois, Epping,	Double storey side / rear and single storey	Approve with	Delegated
EPF/1438/22	CM16 7HQ	rear extensions	Conditions	Decision
-		Proposed ground floor wraparound, front		
		porch, facade alterations, floor plan		
EDE /2 . 22 /2 :	38, Woburn Avenue, Theydon Bois,	redesign and all associated works at 38	Approve with	Delegated
EPF/2469/22	Epping, CM16 7JS	Woburn Avenue	Conditions	Decision