

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 6th July 2023 at 8.00 PM

Councillors Present: Cllrs Gooch, Hannibal, Morton and Wood

Apologies for Absence: Cllrs Amos, Blake and Burn

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 Tuesday 20th June 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: None.

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

5. To consider the following Full Planning Applications:

Application No: **EPF/1219/23**

Officer: Marie-Claire Tovey

RETURN: 17th July 2023

Planning History File Number: 011110

Location: **Woodville, Sidney Road, Theydon Bois, Epping, CM16 7DT**

Proposal: Demolition of existing rear extension and erection of new single storey rear extension and conversion of garage to habitable space + alterations to fenestration.

Return: **No Objection, Subject to Comments and inclusion of two Conditions in any grant of planning permission:** the Committee noted that building regulations for bedroom accommodation will differ to those for a garage space. It recommended that the design of the double front doors to the front of the property is checked by the planning officer, since the design is not clear on submitted plans. Two conditions concerning proposed new windows to the right flank elevation should be included in any grant of Planning Permission to safeguard the amenity of occupants of the adjacent property.

Application No: **EPF/1278/23**

Officer: Nathaniel Raimi

RETURN: 17th July 2023

Planning History File Number: 031970

Location: **1, Green View, The Green, Theydon Bois, CM16 7JD**

Proposal: Proposed single storey rear extension.

Return: **No Objection.**

6. To consider the following Approval of Details Application:

Application No: **EPF/1202/23**

Officer: Mohinder Bagry

RETURN: 10th July 2023

Planning History File Number: 003746

Location: **4 Hill Road, Theydon Bois, Epping, CM16 7LX**

Proposal: Approval of Details Reserved by Conditions 3 'Type and colours of the external finishes' and 5 'Surface Water Disposal' and 9 'Hard and Soft Landscaping' and 10 'EVP' and 12 'Levels' and 13 'Broadband' of EPF/2740/19 (Proposed demolition of an existing two storey and single storey side extension, subdivision of site, erection of a new detached dwelling and provision of a part two storey / part single storey rear extension to the donor property with 2 no vehicle crossovers for each).

Return: **Noted.**

6. Planning Clerk's Report

An appeal has been lodged with the Planning Inspectorate against refusal by EFDC to grant planning permission for a new single-storey rear extension at lower ground floor level and replacement of an existing single-storey side extension, with two storey rear side return infill, to a property in Blackacre Road.

7. Any Other Matters relating to Planning, without decision

Residents attending the meeting who live in properties close by and adjacent to the Queen Victoria PH voiced concerns regarding development to this Grade II Listed Building, as proposed under planning applications EPF/1151/23, EPF/1154/23 and EPF/1165/23. The Parish Council has returned objections to these applications.

Cllr Morton advised that the pavement along the south side of Abridge Road, which stretches from the village down to the Cemetery, is obstructed in several places by fallen or overgrown vegetation. This means that persons walking along this length of pavement are required to step into the busy road in several places. Cllr Morton has noted other locations around the village where vegetation has become overgrown, and in some cases unsightly. Cllr Gooch advised that he would speak with Cllr Purkiss, who chairs the Parish Council's Highways and Environment Committee.

Cllr Gooch closed the meeting at 8.53pm.

Signed Cllr Peter Gooch

20th July 2023

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 6th July 2023

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

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/0519/23	Queen Victoria PH, Coppice Row, Theydon Bois, Epping, CM16 7ES	TPO/EPF/22/12 T1: Hornbeam - Crown reduce to previous points, as specified. Crown lift over road, as specified.	Approve with Conditions	Delegated Decision
EPF/0575/23	35 Piercing Hill, Theydon Bois, Epping, CM16 7JW	TPO/EPF/05/04 T14: Oak - Crown reduce up to 2m, as specified.	Approve with Conditions	Delegated Decision
EPF/0839/23	22, Piercing Hill, Theydon Bois, Epping, CM16 7JW	Proposed new attached outbuilding with storage and utility at ground floor and a home office within the loft, following the demolition of the existing flat roofed garage/store.	Refuse	Delegated Decision
EPF/2505/22	Greys Farm, Green Glade, Theydon Bois, Epping, CM16 7LZ	Proposed front porch canopy & extended rear balcony	Refuse	Delegated Decision
EPF/0903/23	Auchinleck, Theydon Park Road, Theydon Bois, Epping, CM16 7LS	Demolition of an existing bungalow and ancillary accommodation and erection of 1 no. four-bedroom bungalow configured over two floors with associated parking, amenity spaces, refuse and cycle store	Refuse	Delegated Decision
EPF/04905/23	The Old Barn, Theydon Hall Farm, Abridge Road, Theydon Bois, Epping, CM16 7NR	Rear conservatory	Approve with Conditions	Delegated Decision
EPF/0591/23	4, Baldocks Road, Theydon Bois, Epping, CM16 7EB	Removal of existing side carport, garage and side / rear extension. Proposed two storey side extension and single storey rear extension. Elevation changes to front, side and rear.	Refuse	Delegated Decision
EPF/2823/22	Birch Hall Farm, Coppice Row, Theydon Bois, Epping, CM16 7DR	Localised demolition of conservatory and adjoining kitchen, alterations and new extension to ground floor to create open plan kitchen dining area and separate Utility room, with glass roof. Alterations to first floor above with new roof terrace.	Approve with Conditions	Delegated Decision
EPF/0878/23	30, Theydon Park Road, Theydon Bois, Epping, CM16 7LP	Single storey extension at the rear and the formation of additional driveway space at the front including hard surface and new retaining wall.	Refuse	Delegated Decision
EPF/0715/23	Theydon Croft, Theydon Road, Theydon Bois, Epping, CM16 4EF	TPO/EPF/44/91 T1, T2, & 4: Lime - Crown reduce and lift by up to 3m, as specified.	Approve with Conditions	Delegated Decision
EPF/0953/23	Oakhurst, Loughton Lane, Theydon Bois, Epping, CM16 7JZ	Construction of ground floor rear extension to replace existing conservatory, alterations to existing pitched roof over garage and alterations to fenestration on existing front/side elevations.	Approve with Conditions	Delegated Decision
EPF/0355/23	52, Purlieu Way, Theydon Bois, Epping, CM16 7EH	Side and Rear extension.	Approve with Conditions	Delegated Decision