

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 October 2022 at 8.00 PM

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

Apologies for Absence: Cllrs Amos, Gooch and Hannibal

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 22nd September 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. Public Participation session with regard to Items on the Agenda

A resident had registered to speak regarding planning application EPF/2081/22.

5. To Consider the following Full Planning Applications:

Application No: **EPF/1840/22** Officer: Rhian Thorley RETURN: 10th October 2022
Location: **27 Theydon Park Road, Theydon Bois, Epping CM16 7LR**
Proposal: Proposed Garage Conversion, First Floor Side/Rear Extension and Loft Conversion.
Return: **No Objection.**

Application No: **EPF/1900/22** Officer: Sukhvinder Dhadwar RETURN: 10th October 2022
Location: **50 Morgan Crescent, Theydon Bois, Epping CM16 7DX**
Proposal: Rear single storey extension with roof lantern. Rear first floor extension to infill corner. Single storey side extension. Retention of existing conservatory and rebuilding of existing store area abutting dwelling.
Return: **No Objection.**

Application No: **EPF/1970/22** Officer: Muhammad Rahman RETURN: 17th October 2022
Location: **18 Morgan Crescent, Theydon Bois, Epping CM16 7DX**
Proposal: Single storey rear extension to semi-detached house, width revised by an increase of 0.4m.
Return: **No Objection.**

Application No: **EPF/2048/22** Officer: Rhian Thorley RETURN: 17th October 2022
Location: **81 Dukes Avenue, Theydon Bois, Epping CM16 7HH**
Proposal: Removal of existing garage. Two storey side extension, single storey rear extension. Front porch.
Return: **No Objection.**

Application No: **EPF/2081/22** Officer: Muhammad Rahman RETURN: 17th October 2022
Location: **20 Dukes Avenue, Theydon Bois, Epping CM16 7HE**
Proposal: 1m high rear decking with glazed safety rails and 2m high privacy screen.

Return: **Objection**. It was felt that this development, as currently proposed, would have a detrimental effect on the adjoining property in terms of significant loss of amenity.

6. To Consider the following Amended Full Planning Application:

Application No: **EPF/1997/22** Officer: Loredana Ciavucco RETURN: 10th October 2022
Location: **4 Orchard Drive, Theydon Bois, Epping CM16 7DJ**
Proposal: Single-storey side and rear extension. First-floor extension and double-storey side extension (Amended application to EPF/1335/22).
Return: **No Objection**.

7. To Consider the following Certificate of Lawful Development application:

Application No: **EPF/2055/22** Officer: Alastair Prince RETURN: 17th October 2022
Location: **Blenheim, Sidney Road, Theydon Bois, Epping CM16 7DT**
Proposal: Certificate of lawful development for a proposed side/rear single storey extension.
Return: **No Objection**.

8. Planning Clerk's Report

- The Local Government Boundary Commission for England has published its draft recommendations for new Wards, Ward Boundaries and Ward Names for Epping Forest. The Commission is inviting comments on the recommendations, until 12th December 2022. <https://consultation.lgbce.org.uk/node/34398>
- Essex County Council (ECC) has outlined plans for redevelopment of the Loughton Library site in Traps Lane, Loughton – these can be viewed be viewed at the ECC website [Planning application - CC/EPF/88/22 \(essex.gov.uk\)](http://www.essex.gov.uk) The Epping Forest District Council planning application reference is EPF/2257/22.
- Appeal reference APP/J1535/D/22/3305962 has been lodged against refusal of planning permission by Epping Forest District Council for planning application EPF/0722/22 – 34 Morgan Crescent, CM16 7DX.
- Following public consultations held in 2021 and 2022, Essex County Council has revised the end date of the Essex Minerals Local Plan Review from 2029 to 2040. There will be a new Call for Sites – details of the review can be found at www.essex.gov.uk/minerals-review
- Cornerstone, a UK mobile infrastructure services company, has advised the Parish Council of plans to upgrade the base station at Weald Hall Lane, Thornwood, CM16 6NY.
- The Parish Clerk for Stanford Rivers Parish Council has suggested that a Branch Meeting of the Essex Association of Local Councils is arranged for later this month.

9: Background to the Use of Conditions in Planning Permissions. Deferred to the next meeting.

10. Any Other Matters relating to Planning, without decision. None.

Cllr Morris closed the meeting at 9.05 pm.

Signed Cllr Peter Gooch

3rd November 2022

ADDENDUM to

Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 20th October 2022

Epping Forest District Council – Planning Applications Decisions – August 2022:

EPF/1066/22	8 Dukes AvenueTheydon BoisEppingEssexCM16 7HE	Approve with Conditions	Delegated Decision
EPF/1092/22	44 Forest DriveTheydon BoisEppingEssexCM16 7EZ	Refuse	Delegated Decision
EPF/0793/22	35 Dukes AvenueTheydon BoisEppingCM16 7HG	Approve with Conditions	Delegated Decision
EPF/0210/22	Mulberry CottageForest SideEppingCM16 4ED	Approve with Conditions	Delegated Decision
EPF/1292/22	27 Theydon Park Road, Theydon Bois, Epping, CM16 7LR	Withdrawn	Delegated Decision
EPF/0653/22	21 Woburn AvenueTheydon BoisEppingEssexCM16 7JR	Approve with Conditions	Area Planning Sub Committee East
EPF/1321/22	4 Orchard Drive, Theydon Bois, Epping, CM16 7DJ	Lawful	Delegated Decision
EPF/1293/22	18 Red Oaks Mead, Theydon Bois, Epping, CM16 7LA	Approve with Conditions	Delegated Decision
EPF/1155/22	19 Woodland WayTheydon BoisEppingEssexCM16 7DY	Approve with Conditions	Delegated Decision
EPF/1335/22	4 Orchard Drive, Theydon Bois, Epping, CM16 7DJ	Approve with Conditions	Delegated Decision
EPF/1101/22	57 Forest DriveTheydon BoisEppingEssexCM16 7HB	Approve with Conditions	Delegated Decision
EPF/1161/22	6 Morgan CrescentTheydon BoisEppingCM16 7DX	Approve with Conditions	Delegated Decision
EPF/1494/22	Albanridge, Theydon Park Road, Theydon Bois, Epping, CM16 7LS	Lawful	Delegated Decision
EPF/1495/22	Albanridge, Theydon Park Road, Theydon Bois, Epping, CM16 7LS	Not Lawful	

Epping Forest District Council – Planning Applications Decisions – September 2022:

EPF/1442/22	13 Dukes Avenue, Theydon Bois, Epping B8CM16 7HG	Approve with Conditions	
EPF/1141/22	Crystal Brook, Little Gregories Lane, Theydon Bois, CM16 7JP	Approve	Delegated Decision
EPF/1342/22	22 Purlieu Way, Theydon Bois, Epping, CM16 7ED	Approve with Conditions	Delegated Decision
EPF/1502/22	68, Theydon Park Road, Theydon Bois, Epping, CM16 7LP	Approve with Conditions	Delegated Decision
EPF/1379/22	22 Piercing Hill, Theydon Bois, Epping, CM16 7JW	Refuse	
EPF/0726/22	Magnolia House, Abridge Road, Theydon Bois, Epping CM16 7NR	Approve with Conditions	Area Planning Sub Committee East
EPF/1507/22	44, Blackacre Road, Theydon Bois, Epping, CM16 7LU	Refuse	
EPF/1203/22	13 Dukes Avenue, Theydon Bois, Epping CM16 7HG	Refuse	Area Planning Sub Committee East
EPF/1872/22	52 Morgan Crescent, Theydon Bois, Epping, CM16 7DX	Refuse	
EPF/1761/22	46, Theydon Park Road, Theydon Bois, Epping, CM16 7LP	Refuse	
EPF/1741/22	88, Dukes Avenue, Theydon Bois, Epping, CM16 7HF	Approve with Conditions	