

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 7th July 2022 at 8.00 PM

Councillors Present: Cllrs Gooch, Amos, Blake, Burn, Hannibal, Morris, Morton and Wood

Apologies for Absence: None

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 3

1. Apologies for Absence: As above

2. Confirmation of Minutes of the Meeting held on Tuesday 31st May 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 Amos declared that if a planning application, or issue, is for discussion at both Parish and District level, he will reconsider the matter at District level, taking into account all relevant evidence and representations at the District level, and therefore cannot be bound in any way by any view expressed at the Parish level, or by the decisions of this Committee.

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.

Written representations from two residents concerning EPF/1107/22.

5. To Consider the following Full Planning Application:

Application No: **EPF/1092/22** Officer: Muhammad Rahman RETURN: 13th July 2022

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

Proposal: Rear and side extension and roof conversion to bungalow.

Return: **Strong Objection.** In viewing this application, the Planning Committee felt strongly that the roof design of the proposal would not relate positively to its context, reflecting neither the scale of the existing property nor that of this original group of six bungalows that are of a distinctive design. In creating a bulky and top-heavy roofscape, the proposed design would be overly-dominant, and visible within the streetscene, whilst failing to respect, or complement, the existing building.

6. To Consider the following Certificate of Lawful Development (Existing) application:

Application No: **EPF/1107/22** Officer: Marie-Claire Tovey RETURN: 18th July 2022

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

Proposal: Certificate of lawful development for continued use of part of the first floor of a warehouse building as a single unit of residential accommodation known as Flat B.

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.

7. To Consider the following Non-Material Amendment application:

Application No: **EPF/1206/22**

Officer: Rhian Thorley

RETURN: 8th July 2022

Location: **Pedlers Folly, The Green, Theydon Bois, Epping CM16 7JH**

Proposal: Application for a Non-Material Amendment for EPF/3277/21. (Proposed demolition of garage, erection of a single storey garage/store, change front angled bay window to squared. Single storey extension conservatory (rear) & raised rear patio).

Return: **No Objection.**

8. Planning Clerk's Report

Planning Enforcement The following planning breaches had been submitted to EFDC planning Enforcement:

- 1st July 2022: concerning re-erection of railings to the front boundary of a property in Forest Drive, contrary to the conditions of a planning permission grant.
- 4th July 2022: concerning a front boundary treatment in Blackacre Road that does not comply with provisions within the General Permitted Development Order.
- 6th July 2022: concerning building work to the rear of a property in Dukes Avenue that is not being carried out in compliance with approved plans.

Public Enquiry and Appeals

The Planning Inspectorate dismissed an Appeal submitted by Next PLC against EFDC's refusal of planning permission for planning application EPF/2503/19 – being the development of Land to the North of Dowding Way in Waltham Abbey for a distribution centre and a photographic studio.

Epping Forest District New Local Plan

The new Planning Inspector, Mr Jonathan Bore, has issued Advice Note ED141, with respect to further modifications to be made to the Plan. Whilst little of this relates directly to Theydon Bois, there are some key requirements with respect to revised wording to elements of the main strategic policies, including those relating to the Epping Forest SAC and the South Epping Masterplan Site.

EFDC Planning and Building Control Public Register System

Epping Forest District Council has installed a new Planning Portal system. Planning applications can now be viewed on EFDC's Planning and Building Control Public Register, via the portal page at [Register View \(force.com\)](https://www.force.com)

9. Epping Forest District - Ward Boundary Review: To Consider a draft response to the Public Consultation on the potential Ward Boundary changes. Final date for the submission of comments: 18th July 2022.

The Committee are of the opinion that it is important that any changes to the ward boundary do not dilute the distinctive identity of the village community and the character of the local area. Knowledge of local issues was felt to be key to any reformulation of our ward boundary. Cllr Burn will draft a response on behalf of the Parish Council to the Public Consultation and circulate next week.

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

Cllr Morris informed the Committee that as part of the City of London Corporation's commitment to Open Access, interpretation and waymarking signage is planned for visitors to Epping Forest arriving at Theydon Bois station.

A member of the public raised two issues:

1. An advertising hoarding outside 12 Coppice Row has been erected. The Planning Clerk will submit a planning breach enquiry concerning this to Epping Forest District Council's Planning Enforcement Team.
2. Commuter parking of cars is now reaching down from Station Hill onto the Old Foresters site itself. Cllr Gooch said that a meeting has recently taken place to discuss these concerns.

Cllr Gooch closed the meeting at 9.38 pm.

Signed Cllr Paul Morris

21st July 2022