

Theydon Bois Parish Council

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER

Clerk to the Council – Mrs Julia Gale Planning Clerk – Mrs Jane Sounes

Minutes of Planning Committee Meeting held on Thursday 21st December 2023 at 8.00 PM

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

Apologies for Absence: None

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: One

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 7th December 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:

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 Amos also declared a personal, but non-prejudicial, interest in EPF/2593/23 since the applicant is known to him.

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: None.

5. To consider the following Full Planning Application:

Application No: **EPF/2593/23**

Officer: Mohinder Bagry

RETURN: 25th December 2023

Location: **2 Dossetts Retreat, The Green, Theydon Bois, Epping, CM16 7JA**

Proposal: Removal of existing glazed conservatory, and the erection of a single-storey rear extension, to this detached bungalow.

Return: **No Objection, with Comment:** The Committee noted that EFDC found previous CLD planning application EPF/2173/23 to be Not Lawful due to the removal of certain Permitted Development Rights from the property.

6. To consider the following Approval of Details Application:

Application No: **EPF/2615/23**

Officer: Nathaniel Raimi

RETURN: 25th December 2023

Location: **Great Gregories Farm, Great Gregories Lane, Theydon Bois, Epping, CM16 4EJ**

Proposal: Application for approval of details reserved by condition 5 'Written Scheme of Investigation', condition 10

'Arboricultural Method Statement/Tree Protection Plan' on planning permission EPF/1054/23 (The erection of three agricultural buildings, roof canopy to existing building, water storage tank and retrospective consent for staff welfare cabin).

Return: **Noted.**

7. Planning Clerk's Report – No report

8. Outstanding appeals and enforcement matters - The Planning Clerk noted two outstanding enforcement matters to follow up with EFDC.

9. Any Other Matters relating to Planning, without decision – None

Cllr Gooch closed the meeting at 8.32 pm.

Signed Cllr Peter Gooch

18th January 2024