

# 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 15<sup>th</sup> February 2024 at 8.00 PM

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

**Apologies for Absence:** Cllr Amos

**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 1<sup>st</sup> February 2024:** 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:** None

**5. To consider the following Full Planning Application:**

Application No: **EPF/0075/24**

Officer: Caroline Brown

RETURN: 12<sup>th</sup> February 2024

Planning History File Number: 031723

Location: **Braeside, 28 Piercing Hill, Theydon Bois, Epping, CM16 7JW**

Proposal: Two storey side and rear extension, single storey rear extension to the existing garage, alterations to the roof for addition of dormer windows, and other all associated works.

Return: **No objection – subject to comment, and inclusion of conditions in any grant of planning permission:** the Committee was pleased to see this new application proposes extensions and remodelling of the existing dwelling, rather than its demolition and replacement. In the Committee's view, the distinctiveness of this nineteenth century 'Manor Villa' makes it particularly significant and the retention of many of the original features of its front facade is welcomed. In the event of EFDC granting planning permission, the Committee wish such permission to be subject to the following conditions: (1) materials used in the construction of the external surfaces of the development to match those of the existing building (2) removal of further permitted development rights under Part 1, Schedule 2, Classes A, AA, B, C, and D of the GPDO (3) No outbuildings or other built structures to be constructed adjacent to the property's northern flank wall without approval of the Local Planning Authority (LPA) (4) approval by the LPA of a hard and soft Landscaping Scheme for the frontage of this property.

**6. To consider the following Tree Preservation Order Application:**

Application No: **EPF/0060/24**

Officer: Robin Hellier

RETURN: 12<sup>th</sup> February 2024

Planning History File Number: 000151

Location: **Thriffs Hall, Abridge Road, Theydon Bois, Epping, CM16 7NL**

Proposal: TPO/EPF/41/10. T5: Silver Birch - Crown reduce, as specified. Selective reduction of overhanging branches, as specified.

Return: **No Objection – subject to the EFDC Tree Officer's recommendations.**

**7. Planning Clerk's Report**

Essex County Council is running a public consultation from 6th February to 19th March 2024 on the second stage of its Replacement Minerals Local Plan Review 2025-2040. Full details can be found at [www.essex.gov.uk/minerals-review](http://www.essex.gov.uk/minerals-review)  
It was decided that the Committee would discuss this further at the next meeting.

**8. Any Other Matters relating to Planning, without decision**

Cllr Gooch had contacted Solve Planning for an opinion on whether Epping Forest District Council's grant of planning permission for EPF/0292/21 – for 38 new dwellings at Land North of Forest Drive – could be challenged. The Planning Clerk would chase a response from Solve Planning.

The Planning Clerk observed that cars had recently parked along Poplar Row dangerously close to the corner of Coppice Row. Cllr Gooch would ask the Parish Clerk to check CCTV footage with a view to reporting such parking incidents to PC Cook.

The ongoing responsibility for the Oak Trail was raised. Cllr Gooch would investigate where the responsibility for maintenance lay.

**Cllr Gooch closed the meeting at 9.15 pm.**

Signed ..... Cllr Peter Gooch

26th February 2024