

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 18th January 2024 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: 6

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 21st 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 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

The agent for planning application EPF/2807/23 had registered to make a spoken representation to the Committee.

5. To consider the following Full Planning Application:

Application No: **EPF/2754/23**

Officer: Marie-Claire Tovey

RETURN: 29th January 2024

Planning History File Number: 004512

Location: **91 Coppice View, Coppice Row, Theydon Bois, Epping, CM16 7DW**

Proposal: Proposed loft extension and conversion to approved application Ref: EPF/1429/22.

Return: **Objection.** Due to the re-inclusion of a second storey element, this revised proposal is considered to be disproportionately dominant, to not respect or complement the original building and its setting, and to negatively impact on the adjacent neighbouring property.

Application No: **EPF/2807/23**

Officer: Caroline Brown

RETURN: 29th January 2024

Planning History File Number: 013989

Location: **33 Blackacre Road, Theydon Bois, Epping, CM16 7LT**

Proposal: Proposed roof remodelling to provide a loft conversion incorporating an increase of the existing ridge level, front and rear feature glazed elements and front porch (Re-submission of Householder Planning Application Ref No. EPF/2011/23).

Return: **Objection.** The Committee considers proposed changes to previously refused planning application EPF/2011/23 fail to overcome concerns that the proposal would be out-of-keeping with the character of the existing house, and negatively impact the visual amenity of the streetscene.

6. Planning Clerk's Report

The Parish Council has responded to a Planning Appeal in respect of a CLD application for use of outbuildings as a single dwelling house at Larkhill, Abridge Road. EFDC did not determine the application and the appellant's agent filed for 'Non Determination'.

In response to an enquiry from the Village Hall Association about whether planning permission is required for installing solar panels to the Village Hall roof, EFDC has advised that a Prior Approval Planning Application is required.

The Tree Officer has reported felling of the diseased Maple tree outside 25 Woodland Way. Replacement of this tree is included in the list of requested replacement trees for 2023/24.

7. To Note: Revision of the National Planning Policy Framework (NPPF) dated December 2023.

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

Cllr. Gooch has been notified about the flooding of a gully bordering Dukes Avenue and the Golf Course. The Planning Clerk will look for any lawful construction developments to the rear of Dukes Avenue properties adjacent to the gully.

Cllr Gooch noted planning permission was granted, subject to Conditions, for EPF/0292/21 – 38 new dwellings at Land North of Forest Drive – at a meeting of the EFDC Area Planning Sub-Committee East on 17th January 2024. Cllr Gooch spoke, with respect to objections raised by the Parish Council, at the meeting, together with a representative from the local residents, some 30 of whom also attended the meeting in the Public Gallery. Cllr Gooch thanked Cllr Amos (District Councillor for Theydon Bois) for expressing his reasons for objection to the proposal at that meeting. The matter will be discussed further at the Full Council meeting on 25th January 2024.

Damaged pavement adjacent to the 2 Dukes Avenue development site was reported. The Highways Committee would be advised.

Cllr Gooch closed the meeting at 8.38 pm.

Signed Cllr Peter Gooch

1st February 2024

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 18th January 2024

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

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/2301/23	12 Heath Drive, Theydon Bois, Epping, CM16 7HL	Two Storey Side extension Single Storey Rear Extension	Approve with Conditions	Delegated Decision
EPF/2318/23	West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR	Replacement and relocation of porch and replacement of rear extension.	Approve with Conditions	Delegated Decision
EPF/1644/23	Little Gregories, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP	Application for approval of details reserved by condition 15 'Hard and Soft Landscaping' on planning permission EPF/1446/22	Approve	Delegated Decision
EPF/2310/23	26, Piercing Hill, Theydon Bois, Epping, CM16 7JW	A new replacement outbuilding of similar size and in a similar location to the existing outbuilding	Approve with Conditions	Delegated Decision
EPF/2429/23	39, Forest Drive, Theydon Bois, Epping, CM16 7HA	Certificate of lawful development for a proposed rear dormer in connection with a loft conversion.	Lawful	Delegated Decision
EPF/2459/23	West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR	Single storey side extension	Refused	Delegated Decision