

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 1st February 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: 11

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 18th January 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 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: None

5. To consider the following Full Planning Application:

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

Officer: Caroline Brown

RETURN: 12th 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 Comments and Conditions:** Following refusal by EFDC of a proposal to replace this distinguished 'Manor Villa' heritage building, the Committee found no objection to the sympathetic extension of Braeside as proposed under this application, subject to the inclusion of the following Conditions in any Planning Permission Grant: (1) external materials used are to match materials of the existing building; (2) Further Permitted Development under Part 1, Schedule 2 of the GPDO, Classes A, AA, B, C, and D, are removed; (3) No outbuildings, or other built structures, to be constructed adjacent to the northern flank wall of the property without the approval of the Local Planning Authority; (4) approval by the Local Planning Authority of a Hard and Soft Landscaping Scheme for the frontage of the property.

6. To consider the following Tree Preservation Order Application:

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

Officer: Robin Hellier

RETURN: 12th 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

The demolition of a bungalow in the Green Belt, and erection of a larger bungalow has gone to Planning Appeal following refusal of planning permission by EFDC.

An application for the widening of a vehicle crossover to the front of a property in Blackacre Road has been refused by EFDC. This application proposed landscaping changes to the as-built frontage which was not constructed to approved plans.

Refurbishment and extension of 1 Theydon Hall Cottages has been granted planning permission under EPF/2006/23. The EFDC Planning Officer's report states that EFDC Planning Enforcement will be asked to look into matters raised by the Parish Council.

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

A representative of Theydon Bois Action Group asked the Planning Clerk to contact the EFDC Planning Officer for EPF/2518/23 to ask whether this application will be submitted as a Full (and not a 'Householder') Planning Application.

A discussion took place about concerns amongst residents in the village following EFDC's grant of planning permission for planning application EPF/0292/21 – for 38 new dwellings at Land North of Forest Drive – at the EFDC Area Planning Sub-Committee East meeting held on 17th January 2024.

Concerns regarding whether full account was taken by EFDC of Local Plan Policies were discussed, as was whether the threat of further development on other Green Belt sites could be mitigated through the formulation of an updated Vision Statement for Theydon Bois. Cllr Gooch agreed to take advice from Solve Planning Consultants on the former point; and to invite members of Theydon Bois & District Rural Preservation Society and Theydon Bois Action Group to a meeting with Parish Councillors to discuss the strategy of a Vision Statement for the village.

Cllr Gooch closed the meeting at 9.25 pm.

Signed Cllr Peter Gooch

15th February 2024

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 1st February 2024

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – January 2024:

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/2265/23	Queen Victoria PH, Coppice Row, Epping, CM16 7ES	Secondary glazing to ground floor front and side windows, festoon lighting, and minor internal alterations to bar area (Revised Application)	Approve with Conditions	Delegated Decision
EPF/2267/23	Queen Victoria PH, Coppice Row, Epping, CM16 7ES	Grade II listed building application for secondary glazing to ground floor front and side windows, festoon lighting, and minor internal alterations to bar area (Revised Application)	Approve with Conditions	Delegated Decision
EPF/2452/23	27, Woburn Avenue, Theydon Bois, Epping, CM16 7JR	Demolition of the existing rear extension and construction of a single storey wrap around extension at ground floor, minor internal alterations and loft conversion with rooflights.	Approve with Conditions	Delegated Decision
EPF/0292/21	Land North of Forest Drive Forest Drive, Theydon Bois CM16 7HH	Erection of 38 residential dwellings with access from Forest Drive, and provision of associated open space, services and landscaping	Approve with Conditions	Area Planning Sub-Committee East
EPF/2006/23	1 Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping, CM16 7NP	Renovation and extension of existing property single storey extension to rear two storey side extension.	Approve with Conditions	Delegated Decision
EPF/1976/23	36 Blackacre Road, Theydon Bois, Epping CM16 7LU	Further to approval ref EPF/0374/22 regarding front landscaping at 36 Blackacre Road. The frontage has been constructed with some changes from the approved details. This application seeks to make changes to the as built frontage and to relocate the crossover location to align with the car parking spaces on the frontage	Refused	Delegated Decision
EPF/2220/23	73, Theydon Park Road, Theydon Bois, Epping, CM16 7LR	Proposed works to include construction of two and a half storey side extension into the garden and a single storey rear extension. A loft conversion will include a dormer to the rear of the property.	Approve with Conditions	Delegated Decision
EPF/2250/21	Queen Victoria PH, Coppice Row, Epping, CM16 7ES	External works including timber framed gazebo, external bar servery, festoon lighting, archway, reconfiguration of existing car park and new speed bump (Revised Application)	Refuse	Delegated Decision
EPF/2248/23	Queen Victoria PH, Coppice Row, Epping, CM16 7ES	Grade II listed building application for external works including timber framed gazebo, external bar servery, festoon lighting, archway, reconfiguration of existing car park and new speed bump (Revised Application)	Refuse	Delegated Decision
EPF/2174/23	Longways, 3 Hornbeam Close, Theydon Bois, Epping, CM16 7JT	Replacement dwelling at 3 Hornbeam Close, for a new 4-bedroom detached bungalow dwelling, with front and rear dormers.	Approve with Conditions	Delegated Decision