

# 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 Monday 26th February 2024 at 8.00 PM

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

**Apologies for Absence:** Cllrs Amos, Blake and Morton

**Officers Present:** Jane Sounes, Planning Clerk

**Members of the Public Present:** 4

1. **Apologies for Absence:** As above.

2. **Confirmation of the Minutes of the Meeting held on Thursday 15<sup>th</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 amended Full Planning Application:**

Application No: **EPF/0246/24** Officer: Amy Hallett RETURN: 11<sup>th</sup> March 2024  
Planning History File Number: 016814  
Location: **42 Woodland Way, Theydon Bois, Epping, CM16 7DZ**  
Proposal: Single storey ground floor side extension.  
Return: **No Objection.**

6. **To consider the following Certificate of Lawful Development Application:**

Application No: **EPF/0250/24** Officer: Marie-Claire Tovey RETURN: 11<sup>th</sup> March 2024  
Planning History File Number: 000473  
Location: **Gaunt Cottage, Coppice Row, Theydon Bois, Epping, CM16 7DL**  
Proposal: A Certificate of Lawful Development for proposed Granny annexe/outbuilding for ancillary use.  
Return: **Strong Objection.** The Committee believes that the proposal does not fall within the limits of Permitted Development allowances. Annexed accommodation would require a grant of planning permission following a full planning application.

7. **To consider the following Approval of Details Applications:**

Application No: **EPF/0170/24** Officer: Sukhvinder Dhadwar RETURN: 4<sup>th</sup> March 2024  
Planning History File Number: 010221  
Location: **37A Theydon Park Road, Theydon Bois, Epping, CM16 7LR**  
Proposal: Application for approval of details reserved by condition 3 'Planting Scheme' on planning permission allowed on appeal under EPF/0428/23 (New railings and gates to the front garden at 37A Theydon Park Road).  
Return: **Noted.**

Application No: **EPF/0209/24** Officer: Caroline Brown RETURN: 4<sup>th</sup> March 2024  
Planning History File Number: 000084  
Location: **Queen Victoria PH, Coppice Row, Theydon Bois, Epping, CM16 7ES**  
Proposal: Application for approval of details reserved by condition 2 'External Finishes' on planning permission EPF/1165/23 (Advertisement consent for hanging sign and sign writing).  
Return: **Noted.**

**8. Planning Clerk's Report** – No report.

**9. Essex County Council public consultation on Replacement Minerals Local Plan Review 2025-2040 – Candidate Sand and Gravel Site A63: Patch Park, Abridge.**

It was agreed, in consultation with Lambourne and Theydon Mount Parish Councillors who were in attendance at the meeting, that Theydon Bois Parish Council will support neighbouring Parish Council concerns regarding the inclusion of Patch Farm, Abridge Road, as a candidate sand and gravel extraction site in Essex County Council's Replacement Minerals Local Plan Review 2025-2040. A meeting was planned [subsequently scheduled for 6<sup>th</sup> March 2024 to be held at Theydon Bois Village Hall] for Parish Council representatives to discuss this issue with interested members of the public before the public consultation on the current stage of the Review ends on 19<sup>th</sup> March 2024.

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

Following Epping Forest District Council's grant of planning permission EPF/0292/21 – for 38 new dwellings at Land North of Forest Drive – the Parish Council sought advice from independent town planners as to whether a challenge regarding EFDC's decision could be made to the Secretary of State. After due consideration – which included reviewing relevant background, the webcast of the Area Planning Sub-Committee East meeting of 17th January, and a recent Court decision with respect to the remit of the Secretary of State to 'call in' certain types of planning application – Solve Planning Consultants has advised the Parish Council that the prospects of a 'call in' of EFDC's decision would not be likely.

**Cllr Gooch closed the meeting at 8.55 pm.**

Signed ..... Cllr Peter Gooch

14<sup>th</sup> March 2024