

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 14th March 2024 at 8.00 PM

Councillors Present: Cllrs Burn (Chair), Amos, Blake and Morton

Apologies for Absence: Cllrs Gooch and Hannibal

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 Monday 26th 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 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 Applications:

Application No: **EPF/0262/24**

Officer: Amy Hallett

RETURN: 18th March 2024

Planning History File Number: 005687

Location: **19 Hornbeam Close, Theydon Bois, Epping, CM16 7JT**

Proposal: Proposed loft conversion (Revised application to EPF/1708/23)

Return: **Comment:** Since the rear box dormer appears to have already been constructed (under Certificate of Lawful Development EPF/1422/23) plans as submitted showing the rear elevation with Velux windows appear to be inaccurate and redundant. The Committee therefore suggested the EFDC planning case officer conducts a site visit to establish any discrepancy with the plans.

Application No: **EPF/0320/24**

Officer: Amy Hallett

RETURN: 18th March 2024

Planning History File Number: 012137

Location: **Pinch Brick Cottage, Coppice Row, Theydon Bois, Epping, CM16 7DS**

Proposal: First floor rear extension and ground floor rear extension.

Return: **No Objection, subject to Comment:** While having no objection to the proposal in principle, Committee recommended that a site visit by the EFDC case planning officer be conducted in order to fully appreciate the unique character of this property, and make an assessment of the suitability of the proposal.

Application No: **EPF/0385/24**

Officer: Mohinder Bagry

RETURN: 25th March 2024

Planning History File Number: 020196

Location: **52 Purlieu Way, Theydon Bois, Epping, CM16 7EH**

Proposal: Second storey side extension.

Return: **No Objection, with Comment:** Noting that previous, similar, application EPF/1912/23 was refused by Epping Forest District Council (EFDC), the Committee considered this revised proposal was an improvement and would now be compatible with the streetscene, to blend in with the traditional roof form of the locality, and be in character with the original building and that of adjacent properties.

6. To consider the following amended Full Planning Application:

Application No: **EPF/1552/23**

Officer: Caroline Brown

RETURN: 18th March 2024

Planning History File Number: 022078

Location: **7A Piercing Hill, Theydon Bois, Epping, CM16 7JN**

Proposal: This application relates to a previous application ref number EPF/1873/22 approved on the 15th December 2022. The approved scheme has been amended and been reduced the size by removing the lower ground floor. The upper ground floor remains as approved. The application is therefore for an amendment to the current planning permission. *** AMENDED PLAN - Side screen panels have been added to the proposed ground floor rear terrace ***

Return: **Objection.** The amendments to this proposal, which now include side panels of substantial height adjacent to the neighbours' boundaries, were not perceived by the Committee to address the Parish Council's objection to this proposal, which it feels may fail to safeguard the living conditions of neighbouring properties.

7. To consider the following Variation of a Condition of Planning Permission Application:

Application No: **EPF/0343/24**

Officer: Kelly Sweeney

RETURN: 25th March 2024

Planning History File Number: 005658

Location: **26 Piercing Hill, Theydon Bois, Epping, CM16 7JW**

Proposal: Variation of condition 3 on planning permission EPF/2310/23 (A new replacement outbuilding of similar size and in a similar location to the existing outbuilding)

Return: **No Objection**, subject to the development being constructed strictly in accordance with approved plans.

8. Planning Clerk's Report

A meeting was held in Theydon Bois Village Hall, hosted by Theydon Mount Parish Council, on 6th March 2024 when concerns were raised with respect to the potential allocation of Patch Park (aka Patch Farm) on Ongar Road, Abridge, for the extraction of sand and gravel, within the new Essex County Council (ECC) Minerals Local Plan, 2025-2040. The Planning Committee here will submit its concerns, primarily relating to adverse environmental impact, to ECC.

The Planning Clerk had submitted enquiries to EFDC relating to (1) the planting of large shrubs and the erection of 2m high brick piers along part of the frontage of a property on Theydon Road, and (2) boundary treatments constructed to the front of a period Manor Villa on Piercing Hill.

Further statutory protection for native hedgerows was noted: https://www.gov.uk/government/news/hedgerow-regulations-to-be-brought-into-law-to-protect-wildlife?fbclid=IwAR0jNBOW9hRIIOe-eIR2FgRGTTtklwt9-adM2Wsy7hFsJZd_InhFxSaiHZM

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

Cllr Burn closed the meeting at 9.15 pm.

Signed Cllr Peter Goch

28th March 2024

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 14th March 2024

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

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/2742/23	12 Heath Drive, Theydon Bois, Epping CM16 7HL	Two Storey Side extension Single Storey Rear Extension	Approve with Conditions	Delegated Decision
EPF/2754/23	91, Coppice View, Coppice Row, Theydon Bois, Epping, CM16 7DW	Proposed loft extension and conversion to approved application Ref:EPF/1429/22	Refuse	Delegated Decision
EPF/2593/23	2 Dossetts Retreat, The Green, Theydon Bois, Epping, CM16 7JA	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/2807/23	33, Blackacre Road, Theydon Bois, Epping, CM16 7LT	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.	Refuse	Delegated Decision
EPF/0130/24	Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES	Application for approval of details reserved by condition 3 'Samples/Details of finishes', condition 4'Additional Drawings' and condition 6 'Details of Fixtures' on planning permission EPF/2267/23 (Grade II listed building application for secondary glazing	Approve	Delegated Decision
EPF/0131/24	Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES	Application for approval of details reserved by condition 3 'Samples/Details of finishes' on planning permission EPF/2265/23 (Secondary glazing to ground floor front and side windows, festoon lighting, and minor internal alterations to bar area (Revised Application)	Approve	Delegated Decision
EPF/2244/23	Beechwood, Theydon Road, Epping, CM16 4EE	Construction of swimming pool, provision of new hard standing and erection of retaining wall.	Approve with Conditions	Delegated Decision
EPF/2615/23	Great Gregories Farm, Great Gregories Lane, Epping, CM16 4EJ	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	Approve	Delegated Decision