

# 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 18<sup>th</sup> April 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:** 3

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

**2. Confirmation of the Minutes of the Meeting held on Thursday 28<sup>th</sup> March 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/0568/24**

Officer: Callum Wright

RETURN: 22nd April 2024

Location: **14 Baldocks Road, Theydon Bois, Epping, CM16 7EB**

Proposal: Proposed single storey front extension with pitched roof. Proposed two storey side extension. Proposed rear single storey extension. Proposed roof extension with rear dormer window to facilitate loft rooms.

Return: **No Objection, with Comment:** The Committee noted the proposal mirrors the front façade of adjacent property 12 Baldocks Road, and that the hipped roof was sympathetic to several roof form constructions in the road, and as recently granted to a property in Purlieu Way.

Application No: **EPF/0592/24**

Officer: Nicola Bickerstaff

RETURN: 22<sup>nd</sup> April 2024

Location: **Magnolia House, Abridge Road, Theydon Bois, Epping, CM16 7NR**

Proposal: Installation of Private Padel Court and Enclosure.

Return: **No Objection, strictly subject to the inclusion of Conditions in any Grant of Planning Permission:** (1) the development to be carried out and retained strictly in accordance with approved plans (2) written LPA approval of details concerning all materials to be used (3) no floodlighting or other lighting to be installed (4) development is not to exceed the area marked in red on the Site Location Plan (5) the ascribed land is not afforded any change of use to residential use.

**6. Planning Clerk's Report**

The owners of the Balti House site have approached the Parish Council to request a public meeting at which their development ideas for the site would be presented to Councillors and residents.

The Planning Clerk had received an anonymous email observing that part of the field at the top of Hill Road appears to have been fenced off by a nearby property. It is believed that the property in question has purchased the land.

**7. Update on recent Appeal Decisions and Enforcement matters.**

Three Planning Appeal decisions against refusal of planning permission by EFDC were given by the Planning Inspectorate. One appeal was allowed: change of use of an annexe building at Mickleham, Theydon Road; two appeals were dismissed in Green Belt locations: (1) new outdoor pool and single storey extension at Ivy House, Coopersale Lane; (2) demolition of existing buildings, and erection of a replacement dwelling and five new dwellings at Mossford Nursery, Abridge Road.

The outcome of two recently submitted planning enforcement enquiries were also noted – one concerning temporary fencing to the front boundary of a Manor Villa on Piercing Hill; the other concerning work on an existing side extension to a property on the Baldocks Estate. Epping Forest District Council Planning Enforcement Officers had investigated both cases and determined that in both cases no planning breach had occurred.

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

A recent decision on a Certificate of Lawful Development planning application was discussed, which, in the Committee’s opinion, was not correct.

**Cllr Gooch closed the meeting at 9.10 pm.**

Signed ..... Cllr Peter Gooch

9<sup>th</sup> May 2024

**ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 18<sup>th</sup> April 2024**

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

<b>Application ref</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Determination Level</b>
EPF/0830/23	Blunts Farm, Coopersale Lane, Theydon Bois, Epping CM16 7NT	Certificate of Lawful development for existing use of the first floor of a warehouse as a single unit of residential accommodation know as Flat A the Green Barn.	Not Lawful	Delegated Decision
EPF/2728/232	Blunts Farm, Coopersale Lane, Theydon Bois, Epping CM16 7NT	Demolition of existing structures and erection of new storage buildings, recessed into the existing earth bund; retention of 2 no. storage containers within yard and new landscaping to visually contain the existing yard.	Refuse	Delegated Decision
EPF/0831/23	Blunts Farm, Coopersale Lane, Theydon Bois, Epping CM16 7NT	Certificate of Lawful development for existing use of the first floor of a warehouse as a single unit of residential accommodation know as Flat B the Green Barn.	Not Lawful	Delegated Decision
EPF/0209/24	Queen Victoria Ph, Coppice Row, Theydon Bois, Epping, CM16 7ES	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)	Approve	Delegated Decision
EPF/2518/23	Magnolia House, Abridge Road, Theydon Bois, Epping, CM16 7NR	Installation of padel court and enclosure.	Withdrawn	
EPF/1747/23	Pakes Farm, Poplar Row, Theydon Bois, Epping, CM16 7NB	Garden annexe	Refuse	Delegated Decision
EPF/0303/21	Piggotts Farm, Abridge Road, Theydon Bois, Epping, RM4 1TX	Application for approval of details reserved by condition 3" Habitat Regulations' for EPF/0739/19. (Prior Notification Application for Change of Use from 1 no. agricultural barn to 1 no. residential dwelling (C3).	Disposed	Delegated Decision
EPF/0075/24	Braeside, 28 Piercing Hill, Theydon Bois, Epping, CM16 7JW	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.	Refuse	Delegated Decision