# **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 23rd May 2024 at 8.00 PM

Councillors Present: Cllrs Gooch, Blake, Burn, Hannibal and Morton Apologies for Absence: Cllr Amos Officers Present: Jane Sounes, Planning Clerk Members of the Public Present: 5

**1. Election of Chair of the Planning Committee:** Councillor Cllr Hannibal proposed that Cllr Peter Gooch be appointed as Chair of the Committee; the proposal was seconded by Cllr Burn, and was unanimously voted in favour by the other Committee members present.

2. Apologies for Absence: As above.

## 3. Confirmation of the Minutes of the Meeting held on Thursday 9th May 2024: Approved

4. 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.

#### 5. Public Participation session with regard to Items on the Agenda: None

#### 6. To consider the following Full Planning Applications:

Application No: EPF/0830/24 Location: 71 Green Glade, Theydon Bois, Epp	Officer: Murtaza Poptani Jing, CM16 7LZ	RETURN: 27 <sup>th</sup> May 2024
Proposal: Single storey front extension. Two storey rear extension with part single storey.		
Return: No Objection.		
Application No: EPF/0869/24 Location: 3 Harewood Hill, Theydon Bois, Ep	Officer: Mohinder Bagry ping. CM16 7EA	RETURN: 27 <sup>th</sup> May 2024
Proposal: Conversion of garage to habitable r Return: <b>No Objection.</b>		

#### 7. Planning Clerk's Report

The Planning Clerk would contact EFDC Planning Enforcement concerning two planning breach matters: the ongoing driving of cars across a green verge; the construction of a 2m wall directly adjacent to Theydon Road.

An application for a temporary event notice for a live music event to be held on land to the rear of Forest Drive over the late Spring Bank Holiday weekend was believed to have been withdrawn, following noise level concerns expressed by Environmental Officers at EFDC. The Committee noted that EFDC only consult with the EFDC Environmental team and with Essex Police regarding temporary event licences, and the Parish Council is not automatically informed of the same. The Planning Clerk will regularly check the EFDC website for licensing applications that may affect the village.

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

Cllr Gooch reported that EFDC Planning Services declined to refer its Lawful decision on a Certificate of Lawful Development, which had been challenged by the Parish Council, to Judicial Review. This being contrary to the advice of a planning barrister engaged by the Parish Council to give a legal opinion. After discussion, Committee members voted 4:1 in favour of contacting the Local Government Ombudsman directly concerning this matter. At a public meeting held on 15th May 2024 in the Village Hall, owners of the Balti House Restaurant had outlined plans for the proposed re-development of the site. Despite the high attendance by villagers, Cllr Blake felt that the meeting could have benefited from more advertising as some villagers who might have had a positive reaction to the plans may not have been aware of the meeting. The developers plan to hold a future meeting following the feedback received on 15<sup>th</sup> May.

Cllr Burn advised Committee members that the 'Four Year Rule', regarding Certificates of Lawful Development in relation to retrospective applications for the change of use of a building to that of a single dwellinghouse, ended on 25th April 2024, although applications prior to that date may still be valid. From 25th April 2024 however, the 'Ten Year Rule' now applies.

Cllr Burn also alerted members to changes to the General Permitted Development Order (as implemented on 21st May 2024) in relation to the re-development of agricultural buildings. Details at The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 https://www.legislation.gov.uk/uksi/2024/579/made

A report was received that the EFDC legacy online 'i-Plan' planning portal had been taken offline on Wednesday 15th May 2024. Despite two formal requests to EFDC Planning Services by the Parish Council that a thorough migration of planning history documents to the new Arcus Planning Portal system be undertaken before i-Plan was 'switched off', a complete transfer of legacy data does not appear to have taken place. It was agreed that the Parish Council will formally submit a complaint to EFDC since some historic decision documents, and plans showing earlier extensions and/or the extent of original residential curtilages, do not now appear in the public domain.

It has been noted that bi-fold doors have been installed to the frontage of a restaurant on Forest Drive. The Planning Clerk would contact EFDC Planning Enforcement to request a full planning application for this development.

## Cllr Gooch closed the meeting at 9.27 pm.

Signed ..... Cllr Peter Gooch

6<sup>th</sup> June 2024