

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 28th March 2024 at 8.00 PM

Councillors Present: Cllrs Gooch, Blake, Burn and Hannibal

Apologies for Absence: Cllrs Amos and Morton

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 5

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Monday 14th 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 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/0222/24** Officer: Murtaza Poptani RETURN: 1st April 2024

Location: **10 Graylands, Theydon Bois, Epping, CM16 7LB**

Proposal: Single storey rear extension and front porch.

Return: **No Objection**

Application No: **EPF/0441/24** Officer: Mohinder Bagry RETURN: 8th April 2024

Location: **7 Poplar Row, Theydon Bois, Epping, CM16 7NB**

Proposal: Removal of existing side and rear conservatory. Proposed single storey rear extension with pitched roof. Proposed single storey front extension with pitched roof. New windows, doors and facade finishes.

Return: **No Objection**

Application No: **EPF/ 0462/24** Officer: Samuel Finnis RETURN: 8th April 2024

Location: **40 Woburn Avenue, Theydon Bois, Epping, CM16 7JS**

Proposal: Single storey rear and side extension with pitched roof. Pitched roof to have rooflights.

Return: **Objection.** The Committee felt that this proposal would be too dominant in its overall bulk, size and scale, in part due to it extending across the full width of its plot, and that it would consequently impact negatively on the amenity of the occupants of neighbouring properties.

6. To consider the following Certificate of Lawful Development application:

Application No: **EPF/0521/24** Officer: Samuel Finnis RETURN: 8th April 2024

Location: **33 Blackacre Road, Theydon Bois, Epping, CM16 7LT**

Proposal: Certificate of lawful development for a proposed front porch

Return: **No Objection**

7. Planning Clerk's Report

Theydon Bois Parish Council's (TBPC's) submitted response to Essex County Council's latest public consultation on the Replacement Essex Minerals Local Plan Review 2025-2040 outlined its reasons for strongly objecting to the inclusion of Patch Park, Ongar Road, Abridge as a 'Candidate Site' potential location for sand and gravel extraction.

Epping Forest District Council's recent decisions on several planning applications were noted, including proposals at Blunts Farm, a Piercing Hill 'Manor Villa', and refusal of an application for a large annexe within the residential curtilage of a Grade II Listed Building.

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

The Parish Council had been alerted to works being carried out to a property in the village which appeared to be in danger of obscuring the property's distinctive 'cat slide roof' architectural feature. Since no planning application for works to the property had been identified, the Planning Clerk would report the works to Epping Forest District Council Planning Enforcement.

Cllr Gooch closed the meeting at 9.08 pm.

Signed Cllr Peter Gooch

18th April 2024