

# 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 6<sup>th</sup> June 2024 at 8.00 PM

**Councillors Present:** Cllrs Gooch, Amos, Blake, Burn and Morton

**Apologies for Absence:** Cllr Hannibal

**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 23<sup>rd</sup> May 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/0927/24**

Officer: Samuel Finnis

RETURN: 10<sup>th</sup> June 2024

Planning History File Number: 007434

Location: **Delfafords Cottage, Theydon Road, Theydon Bois, Epping, CM16 4EE**

Proposal: The proposal seeks planning permission for an orangery style single storey link for existing kitchen to the detached garage to use the existing garage as a kitchen diner with a slate roofed, enclosed porch at existing front door entrance.

Return: **No Objection**

Application No: **EPF/0953/24**

Officer: Rhian Thorley

RETURN: 10<sup>th</sup> June 2024

Planning History File Number: 032202

Location: **7 Heath Drive, Theydon Bois, Epping, CM16 7HL**

Proposal: Single storey rear and side extension.

Return: **No Objection**

Application No: **EPF/0974/24**

Officer: Kelly Sweeney

RETURN: 10<sup>th</sup> June 2024

Planning History File Number: 005658

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

Proposal: A new replacement outbuilding of similar size to the existing outbuilding and in closer proximity to the main house.

Return: **No Objection, subject to inclusion of conditions in any grant of planning permission:** (1) development shall be carried out and retained strictly in accordance with approved plans; (2) The outbuilding shall only be used for purposes incidental to the dwellinghouse; (3) The outbuilding on the northern boundary of the property shall be demolished and all debris from it removed from the site before any above ground construction works commence; (4) no further alteration or enlargement of the outbuilding as generally permitted by Class E of Part 2 of Schedule 2 of the GDPO shall be carried out without prior written permission of the Local Planning Authority (LPA).

Application No: **EPF/1019/24** Officer: Rhian Thorley RETURN: 17<sup>th</sup> June 2024  
Planning History File Number: 031450  
Location: **34 Morgan Crescent, Theydon Bois, Epping, CM16 7DL**  
Proposal: Remove existing ground floor conservatory and re-build into a larger kitchen/dining area with an additional utility and front entrance & lobby with roof light. Wrap-around 2 & 1 metre wide roof canopy (to meet new first floor room) with 3 roof lights to kitchen and slit window to side. New room on first floor.  
Return: **No Objection**

Application No: **EPF/1024/24** Officer: Amy Hallett RETURN: 17<sup>th</sup> June 2024  
Planning History File Number: 015262  
Location: **53 Coppice Row, Theydon Bois, Epping, CM16 7DW**  
Proposal: Single storey rear extension. First floor rear infill extension. First floor side extension.  
Return: **No Objection, subject to inclusion of condition in any grant of planning permission:** materials used for external surfaces of the front elevation shall match those of the existing front façade.

Application No: **EPF/1062/24** Officer: Samuel Finnis RETURN: 17<sup>th</sup> June 2024  
Planning History File Number: 031723  
Location: **Braeside, 28 Piercing Hill, Theydon Bois, Epping, CM16 7JW**  
Proposal: Two-storey side and rear extensions, single storey extension and alterations to the roof to accommodate dormer windows and all other associated works.  
Return: **No Objection, subject to inclusion of conditions in any grant of planning permission:** (1) materials used for external surfaces shall match those of the existing building; (2) further permitted development rights under Part 1, Schedule 2, Classes A, AA, B, C and D are removed; (3) No outbuildings or other built structures to be constructed on the north flank wall of the property without prior written approval of the LPA ; (4) approval by the LPA of a hard and soft landscaping scheme for the frontage.

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

Application No: **EPF/0951/24** Officer: Loredana Ciavucco RETURN: 10<sup>th</sup> June 2024  
Planning History File Number: 004807  
Location: **West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR**  
Proposal: Certificate of lawful development for a proposed garden room.  
Return: **Comment:** If the proposal under extant Prior Approval EPF/3050/19 was to go ahead, there would be an overlap with the currently proposed garden room. The Committee therefore suggested that EFDC Planning Services ensures both developments cannot be undertaken together, before a decision is taken on this current application.

Application No: **EPF/0957/24** Officer: Rhian Thorley RETURN: 10<sup>th</sup> June 2024  
Planning History File Number: 032202  
Location: **7 Heath Drive, Theydon Bois, Epping, CM16 7HL**  
Proposal: Certificate of lawful development for a proposed side dormer loft extension.  
Return: **No Objection**

Application No: **EPF/1016/24** Officer: Murtaza Poptani RETURN: 17<sup>th</sup> June 2024  
Planning History File Number: 004512  
Location: **91 Coppice Row, Theydon Bois, Epping, CM16 7DW**  
Proposal: Certificate of lawful development for a proposed loft conversion with a small rear dormer and front rooflights.  
Return: **Comment:** It was noted that submitted plans do not appear to reflect development plans under extant planning permission grant EPF/1429/22. The Committee therefore suggests that volumes be checked by the EFDC Planning Officer. If this proposal is found to be Lawful it is understood that it cannot be carried out contemporaneously with EPF/1429/22.

#### **7. To consider the following Approval of Details Application:**

Application No: **EPF/1068/24** Officer: Rhian Thorley RETURN: 17<sup>th</sup> June 2024  
Planning History File Number: 031619  
Location: **44 Blackacre Road, Theydon Bois, Epping, CM16 7LU**  
Proposal: Application for approval of details reserved by condition 4 'Levels' and condition 5 'Landscaping' on planning permission EPF/0529/23 allowed on appeal (New single-storey rear extension at lower ground floor level and replacement of existing single-storey side extension, with two storey rear side return infill to provide vertical circulation)  
Return: **Noted.**

**8. Planning Clerk's Report**

EFDC Planning Enforcement had advised the Planning Clerk that cars crossing the grass verge to park on the frontages of two adjoining properties in Dukes Avenue is a matter for Essex Highways.

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

Cllr Amos updated the Committee on the recent EFDC Cabinet meeting, at which next steps were considered following a review from the Planning Advisory Service (PAS) which looked at the performance of the LPA in relation to the percentage of its decisions on major planning applications that have been subsequently overturned and allowed on appeal. A copy of the PAS review report would be forwarded to members of the Committee.

**Cllr Gooch closed the meeting at 9.06 pm.**

Signed ..... Cllr Peter Gooch

20<sup>th</sup> June 2024

**ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 6<sup>th</sup> June 2024****Epping Forest District Council – Planning Applications Decisions – Theydon Bois – May 2024:**

<b>Application ref</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Determination Level</b>
EPF/0568/24	14, Baldocks Road, Theydon Bois, Epping, CM16 7EB	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.	Approve with Conditions	Delegated Decision
EPF/0791/24	33 Blackacre Road, Theydon Bois, Epping, CM16 7LT	Certificate of lawful development for proposed front porch (resubmission)	Lawful	Delegated Decision
EPF/0713/24	26, Piercing Hill, Theydon Bois, Epping, CM16 7JW	Replacement front gates	Refuse	Delegated Decision