

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 9th 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: 7

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 18th April 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 Application:

Application No: **EPF/0713/24**

Officer: Kelly Sweeney

RETURN: 13th May 2024

Planning History File Number: 005658

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

Proposal: Replacement of Existing gates.

Return: **Objection.** The Committee was of the opinion that the proposed gates would be visually intrusive, out of context, and detrimental to the open character and appearance of the surrounding Green Belt and Local Heritage built environment.

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

Application No: **EPF/0791/24**

Officer: Samuel Finnis

RETURN: 20th May 2024

Planning History File Number: 013989

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

Proposal: Certificate of lawful development for a proposed front porch (resubmission).

Return: **No Objection.**

7. To consider the following Prior Approval Application:

Application No: **EPF/0410/24**

Officer: Samuel Finnis

RETURN: 20th May 2024

Planning History File Number: 005087

Location: **Village Hall, Coppice Row, Theydon Bois, Epping, CM16 7ER**

Proposal: Prior approval for Installation of solar panels to the front pitch of the Village Hall and placing of two air source heat pumps on the flat roof between the front and rear pitched roofs.

Return: **No Objection.**

8. Planning Clerk's Report

The Planning Inspector had recently allowed the planning appeal in respect of extension works to 79 Coppice Row.

9. Any Other Matters relating to Planning, without decision

A member of the public present said that commuter vehicles are being routinely parked along two thirds of the upper section of Old Piercing Hill, often partly on the pavement, and sometimes remaining in-situ over weekend periods. Cllr Gooch advised that parking restrictions could be pursued and that this matter would be included on the agenda of the next Highways Committee meeting.

Cllr Hannibal advised that cars were continuing to cross the grass verge to park on the frontages of two adjoining properties in Dukes Avenue.

Cllr Gooch had received a Legal Opinion from a Planning Barrister which confirmed the Planning Committee’s belief that a recent Epping Forest District Council decision on a Certificate of Lawful Development planning application was incorrect and that the Council should seek a Judicial Review regarding this matter. The Planning Clerk had forwarded the Opinion document for the attention of EFDC Planning Services.

Cllr Gooch closed the meeting at 9.05 pm.

Signed Cllr Peter Gooch

23rd May 2024

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 9th May 2024

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

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/0250/24	Gaunt Cottage, Coppice Row, Theydon Bois, Epping, CM16 7DL	A Certificate of Lawful Development for proposed Granny annexe/outbuilding for ancillary use.	Lawful	Delegated Decision
EPF/0246/24	42, Woodland Way, Theydon Bois, Epping, CM16 7DZ	Single Storey Ground floor side extension	Approve with Conditions	Delegated Decision
EPF/0262/24	19 Hornbeam Close, Theydon Bois, Epping, CM16 7JT	Proposed loft conversion (Revised application to EPF/1708/23)	Refuse	Delegated Decision
EPF/0060/24	Thrifts Hall, Abridge Road, Theydon Bois, Epping, CM16 7NL	TPO/EPF/41/10 T5: Silver Birch - Crown reduce, as specified. Selective reduction of overhanging branches, as specified.	Approve with Conditions	Delegated Decision
EPF/0521/24	33, Blackacre Road, Theydon Bois, Epping, CM16 7LT	Certificate of lawful development for a proposed front porch.	Not Lawful	Delegated Decision
EPF/0320/24	Pinch Brick Cottage, Coppice Row, Theydon Bois, Epping, CM16 7DS	First floor rear extension and ground floor rear extension.	Approve with Conditions	Delegated Decision
EPF/0343/24	26 Piercing Hill, Theydon Bois, Epping, CM16 7JW	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)	Approve with Conditions	Delegated Decision
EPF/0385/24	52, Purlieu Way, Theydon Bois, Epping, CM16 7EH	Single storey rear extension and front porch.	Approve with Conditions	Delegated Decision
EPF/0222/24	10, Graylands, Theydon Bois, Epping, CM16 7LB	Single storey rear extension and front porch.	Approve with Conditions	Delegated Decision
EPF/0441/24	7, Poplar Row, Theydon Bois, Epping, CM16 7NB	Removal of existing side and rear conservatory. Proposed single storey rear extension with pitched roof. Proposed single storey front extension with pitched roof.	Approve with Conditions	Delegated Decision