

# 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 20<sup>th</sup> June 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:** 8

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

**2. Confirmation of the Minutes of the Meeting held on Thursday 6<sup>th</sup> June 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/0931/24**

Officer: Muhammad Rahman

RETURN: 24<sup>th</sup> June 2024

Planning History File Number: 002012

Location: **Land near Abridge Road (Rear of Monks Hall), Abridge Road, Theydon Bois, Epping, CM16 7NN**

Proposal: Erection of padel and tennis courts and ancillary clubhouse building (Class F2 use) with associated landscaping, car and cycle parking and refuse storage.

**Strong Objection.** The Committee was of the opinion that the scale and massing of the proposal would compromise openness of the Green Belt and lead to encroachment into the open countryside. In assessing the proposal, the Committee felt it could not be justified on grounds of perceived need and did not qualify for F2 use. The Committee also had concerns relating to potential harm to Parsonage Farm, a Grade II Listed local Heritage Asset adjacent to the site, caused by proposed traffic movements.

Application No: **EPF/1094/24**

Officer: Amy Hallet

RETURN: 24<sup>th</sup> June 2024

Planning History File Number: 005687

Location: **19 Hornbeam Close, Theydon Bois, Epping, CM16 7JT**

Proposal: Loft conversion with front dormers.

Return: **No Objection.**

Application No: **EPF/0935/24**

Officer: Marie-Claire Tovey

RETURN: 1<sup>st</sup> July 2024

Planning History File Number: 003760

Location: **Land between Ashdene and The Heve, Theydon Park Road, Theydon Bois, Epping, CM16 7LS**

Proposal: Detached four bed dwelling.

Return: **No Objection, subject to comment and inclusion of conditions in any grant of planning permission:** A previous proposal had been dismissed at Appeal, which was found to be disproportionate to neighbouring dwellings. The Committee recognised that the current proposal is a reduction in size and would be of a more vernacular appearance, better suited to surrounding the Green Belt rural environs and other properties in the ribbon development. The Committee therefore had no objection subject to conditions: (1) The proposal to be carried out in accordance with approved plans; (2) Prior to commencement of works, a scheme of hard and soft landscaping to be approved in writing by the Local Authority (3) Removal of Classes A, AA, B, C, D or E of Part 1 of Schedule 2 of the Town and Country Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended); (4) The cart lodge

to be retained as an open-framed structure for the parking of cars and any ancillary storage in connection with the residential use of the site, and at no time be converted into a garden room or used for any other purpose (5) No built structure, or means of enclosure, to be constructed along the front boundary in excess of 1m in height, without prior written approval of the Local Authority.

## 6. Planning Clerk's Report

Multi-Use Games Academy (MUGA) at Primary School – A MUGA with all-weather surface and 2 metre high fencing is being constructed to one side of the school playing field. The headteacher has advised that mobile lighting is planned in the future (when funds are available) that will be stored away when not in use.

### South Epping Masterplan - Area Masterplan and Design Code public consultation – 13 June to 25 July

Residents are being asked to take part in a formal consultation on the strategic masterplan framework document and design code for the South Epping masterplan area (SEMPA). SEMPA includes a minimum of 450 new energy efficient homes, including social rented and shared ownership homes. Further details are available via the EFDC website [South Epping Masterplan Area Masterplan and Design Code consultation - Epping Forest District Council \(eppingforestdc.gov.uk\)](https://eppingforestdc.gov.uk)

**7. To Note:** The Planning Advisory Service Report, as considered at EFDC's Cabinet Meeting on 28th May 2024. The Report makes recommendations re. EFDC's Area Planning Committee structure, and the respective procedures and protocols. (Councillors have been provided with background information and a link to the webcast). District Councillor Amos advised that EFDC working party findings following a recent workshop on this subject will go to the EFDC Constitution committee and then to EFDC Cabinet for further discussion.

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

In response to a question from a resident at the meeting, the Chairman advised that the recent Ward Boundary changes do not have any bearing on which planning applications are considered by the Committee.

**Cllr Gooch closed the meeting at 9.44pm.**

Signed ..... Cllr Peter Gooch

4<sup>th</sup> July 2024