

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 4th July 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: 1

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 20th 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 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/1211/24**

Officer: Murtaza Poptani

RETURN: 15th July 2024

Location: **39A Dukes Avenue, Theydon Bois Epping, CM16 7HG**

Proposal: Single storey side extension with pitched roof to provide a utility room and secure refuse/garden storage space.

Return: **Objection.** The footprint of the proposed development would extend to the outer boundary and cause the visual gap of the corner site to be eroded, to the detriment of the streetscene and the character of the locality.

6. To consider the following Amended Full Planning Application:

Application No: **EPF/0869/24**

Officer: Mohinder Bagry

RETURN: 8th July 2024

Location: **3 Harewood Hill, Theydon Bois Epping, CM16 7EA**

Proposal: Conversion of garage to habitable room and addition of window to front elevation. Amended plans and description.

Return: **Noted**

7. To consider the following Tree Preservation Order Application:

Application No: **EPF/1255/24**

Officer: Robin Hellier

RETURN: 15th July 2024

Location: **30A Millan House, Piercing Hill, Theydon Bois Epping, CM16 7JW**

Proposal: TPO/EPF/05/04. T28: Grey Poplar – Selective prune of 1 x southern limb by up to 5m, as specified. Crown reduce by up to 3m, as specified. Crown thin by up to 10%, as specified.

Return: **No objection, subject to the EFDC Tree Officer's Recommendations.**

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

Application No: **EPF/1153/24**

Officer: Amy Hallett

RETURN: 8th July 2024

Location: **10 Purlieu Way, Theydon Bois Epping, CM16 7ED**

Proposal: Certificate of Lawful Development for proposed loft conversion with hip-to-gable extension, rear facing dormer, front roof windows and extended soil & vent pipe.

Return: **Noted**

9. Planning Clerk's Report

Appeal reference APP/J1535/D/24/3345796 has been registered with the Planning Inspectorate against refusal of EPF/1747/23 – for a proposed garden annexe at Pakes Farm, Poplar Row – a grade II listed property.

10. To Note the Public Consultation re. the South Epping Masterplan Site and consider a response to any aspects of the Questionnaire that may affect Theydon Bois. The Consultation runs until 25th July 2024.

The Planning Committee resolved to respond at the time of an official proposal, which is anticipated in the autumn. It was noted that the popular public footpath, known as the Oak Trail, which links Theydon Bois with Epping, is to be retained and a green corridor created for it within the Masterplan Area.

11. Any Other Matters relating to Planning, without decision

The Planning Committee viewed the Planning Advisory Service Report, as considered by EFDC's Cabinet on 28th May 2024, and the Agenda for the Constitution Working Group meeting, to be held on 11th July, with respect to the suggested changes to EFDC's Planning Committees and Protocols. Concerns were raised that some of the provisions were not apparently discussed during the Workshop, held in June for District Councillors.

The changes would reduce the number of District Councillors permitted to sit on either of two Planning Committees, and would remove the right of Ward Councillors to vote on local applications. The role of the local Town or Parish Councils would also be diminished. Since no consultation has taken place with the local councils, it was agreed that the Chairman of the Parish Council would write to the Head of Planning Services at EFDC, copying in our Ward Councillors, to express the concerns raised.

Cllr Gooch closed the meeting at 9.12 pm.

Signed Cllr Peter Gooch

1st August 2024

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 4th July 2024

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

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/0927/24	Delafords Cottage, Theydon Road, Theydon Bois CM16 4EE	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.	Approve with Conditions	Delegated Decision
EPF/0830/24	71, Green Glade, Theydon Bois, Epping, CM16 7LZ	Single storey front extension. Two storey rear extension with part single storey.	Approve with Conditions	Delegated Decision
EPF/0974/24	26, Piercing Hill, Theydon Bois, Epping, CM16 7JW	A new replacement outbuilding of similar size to the existing outbuilding and in closer proximity to the main house	Approve with Conditions	Delegated Decision
EPF/1024/24	53, Coppice Row, Theydon Bois, Epping, CM16 7DL	Single storey rear extension. First floor rear infill extension. First floor side extension.	Approve with Conditions	Delegated Decision
EPF/0957/24	7, Heath Drive, Theydon Bois, Epping, CM16 7HL	Certificate of lawful development for a proposed side dormer loft extension.	Lawful	Delegated Decision
EPF/1068/24	44 Blackacre Road, Theydon Bois CM16 7LU	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	Approve	Delegated Decision