

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 26th September 2024 at 6.45 PM

Councillors Present: Cllrs Gooch, Amos, Blake, Burn and Hannibal

Apologies for Absence: Cllr Morton

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: None

1. Apologies for Absence: As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 12th September 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/1847/24**

Officer: Klajdi Koci

RETURN: 7th October 2024

Planning History File No: 015340

Location: **51 Woodland Way, Theydon Bois, Epping, CM16 7DY**

Proposal: Loft conversion with hip to gable, rear dormer and 4 roof lights to front roof slope.

Return: **Objection.** The Committee felt the proposal would create an overall large and bulky addition that would significantly diminish the appearance of separation between the site and the adjacent property, and also unbalance symmetry with the property's adjoining and adjacent neighbours, thereby being detrimental to the streetscene.

Application No: **EPF/1855/24**

Officer: Robin Hellier

RETURN: 7th October 2024

Planning History File Number: 021292

Location: **Cricketers Cottage, Loughton Lane, Theydon Bois, Epping, CM16 7JY**

Proposal: TPO/EPF/20/06. T8: Lime - Crown reduce by up to 2.5m, as specified.

Return: **No Objection, subject to the EFDC Tree Officer's recommendations.**

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

Application No: **EPF/1763/24**

Officer: Amy Hallett

RETURN: 30th September 2024

Planning History File Number: 002350

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 and vent pipe.

Return: **Lawful decision noted**

7. Planning Clerk's Report

Blunts Farm

Following the recent quashing by the Planning Inspectorate of an enforcement appeal relating to the unauthorised use of buildings on the former Blunts Farm site, an outstanding planning application relating to the same site – EPF/1406/22 – with respect to a 'change of use to B8 storage and distribution', originally submitted to EFDC in 2022, is now subject to further consultation with comments due by 14th October 2024.

Latton Priory Plans Consultation:

Outline Planning Application (EPF/1793/24) has been submitted for the proposed Latton Priory development. The proposal is for up to 1,340 homes, residential care and supported accommodation, a mixed-use local centre, primary and secondary schools, greenspaces, a new highway, cycle and pedestrian routes. Comments on the plans are invited until 11th October 2024.

8. To Note: Epping Town Neighbourhood Plan Regulation 16 Public Consultation. Final comments are due by 21st October 2024; further details can be found at <https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/epping-town-council-neighbourhood-plan/>

The Committee will review the documentation, for comment and discussion at the next meeting, scheduled 10th October 2024.

9. Any Other Matters relating to Planning, without decision

At the last meeting, Cllr Amos had advised that new Epping Forest District Council Planning Committees A and B would respectively meet on a monthly basis. The meeting frequency for each Committee has now been changed. EFDC will schedule a Planning Committee meeting every 3 weeks, with each respective Committee meeting on a 6 weekly basis.

Signed Cllr Peter Gooch

17th October 2024