



Application No: **EPF/0376/23** Officer: Sukhvinder Dhadwar RETURN: 27th March 2023  
Planning History File Number: 015604  
Location: **50 Morgan Crescent, Theydon Bois, Epping, CM16 7DX**  
Proposal: Rear single storey extension with pitched roof and 3m x 1m roof window. Rear first floor extension to infill corner. Single storey side extension. Retention of existing conservatory and rebuilding of existing store area abutting dwelling.  
Return: **No Objection.**

Application No: **EPF/0428/23** Officer: Sukhvinder Dhadwar RETURN: 27th March 2023  
Planning History File Number: 010221  
Location: **37A Theydon Park Road, Theydon Bois, Epping, CM16 7LR**  
Proposal: New railings and gates to front garden.  
Return: **Objection.** The height of the railings and gates not being compliant with permitted development rights, it is considered that this structure remains industrial in appearance and out of keeping with the streetscene.

#### **6. To Consider the following Amended Planning Application:**

Application No: **EPF/0099/23** Officer: Muhammad Rahman RETURN: 23<sup>rd</sup> March 2023  
Planning History File Number: 002736  
Location: **20 Dukes Avenue, Theydon Bois, Epping, CM16 2HE**  
Proposal: Proposed 1m high rear decking with glazed safety rails \*AMENDED DESCRIPTION & PLANS\*  
Return: **No Objection, subject to** (1) the EFDC Planning Officer being satisfied, following a site visit, that there would be no negative impact on the amenity of the occupants of 18 Dukes Avenue and 20 Dukes Avenue; (2) a condition being included in any grant of planning permission stating that the evergreen hedge planted adjacent to the boundary wall with 18 Dukes Avenue shall retained on a permanent basis.

#### **7. To Consider the following Tree Preservation Order Application:**

Application No: **EPF/0405/23** Officer: Robin Hellier RETURN: 27th March 2023  
Planning History File Number: 005073  
Location: **St Mary's Church, Coppice Row, Theydon Bois, Epping**  
Proposal: TPO/EPF/11/84 (Ref: A2). T1: Horse Chestnut – reduce crown and lateral branches by up to 3.5m, as specified.  
Return: **No Objection, subject to the EFDC Tree Officer's recommendations.**

#### **8. To Consider the following Certificate of Lawful Development Applications:**

Application No: **EPF/0394/23** Officer: Caroline Brown RETURN: 27th March 2023  
Planning History File Number: 016567  
Location: **Little Gregories, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP**  
Proposal: Certificate of lawful development for a proposed single storey side extension.  
Return: **Noted.**

Application No: **EPF/0396/23** Officer: Marie-Claire Tovey RETURN: 27th March 2023  
Planning History File Number: 005016  
Location: **Ambresbury House, Theydon Road, Theydon Bois, Epping, CM16 4EF**  
Proposal: Certificate of lawful development for a proposed 1m high fence adjacent to the boundary and a 2m high wall and 1m high gate.  
Return: **Objection.** It appeared that the proposed development would exceed a height of one metre and be likely to require assessment as a full planning application, rather than under the General Permitted Development Order.

## 9. To Consider the following Approval of Details Application:

Application No. **EPF/0335/23**

Officer: Frederique Caillat

RETURN: 20<sup>th</sup> March 2023

Planning History File Number: 012163

Location: **4-6 Theydon Park Road, Theydon Bois, Epping, CM16 7LW**

Proposal: Application for approval of details reserved by condition 3 'External Finishes' and Condition 4 'Brickwork sample' on planning approval EPF/0910/18 (Grade II listed building application for demolition and rebuilding of an existing 1950s side garage, demolition of existing single storey additions and erection of a new replacement single storey rear extension, minor changes to the rear ground floor of the original no. 4, and the remodelling of the rear ground floor fenestration of the original no. 6.)

Return: **No Objection.**

## 10. Planning Clerk's Report:

- Re EPF/0034/23 – Braeside/28 Piercing Hill: further documents have been added to the EFDC Planning Portal for this application, including appeal documents added by the agent, and comments by the EFDC Conservation Officer.
- A planning breach enquiry was submitted to EFDC following reports of markings on a village verge/pavement indicating construction of a new vehicular crossover. EFDC advised the property's owner that, in the light of conditions attached to the original grant for re-development of the site, no construction can take place without planning permission.

## 11. To Note: Adoption of the Epping Forest District Local Plan 2011–2033 as approved at the Extraordinary Meeting of Epping Forest District Council held on 6<sup>th</sup> March 2023.

A representative from Theydon Bois Action Group (TBAG) expressed disappointment about the adoption of the Epping Forest District Local Plan 2011-2033. In their view, the letter from the Secretary of State for Levelling Up, Housing & Communities addressed to Conservative MPs dated December 2023 gave EFDC an opportunity to delay adoption of the plan, pending a possible recalculation of housing need and a 5-year supply of land.

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

A representative of TBAG was disappointed to see no mention of the proposed Theydon Bois conservation area in the Epping Forest District Local Plan 2011-2033. Cllr Burn thought that a lot of documentation concerning this proposal would yet need to be carried out, in which case the proposal may not necessarily have been discounted.

**Cllr Gooch closed the meeting at 9.55 pm.**

Signed ..... Cllr Peter Gooch, Chairman

4<sup>th</sup> April 2023

**ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 2<sup>nd</sup> March 2023**

**Epping Forest District Council – Planning Applications Decisions – Theydon Bois – February 2023:**

<b>Application ref</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Determination Level</b>
EPF/2559/22	38 Forest Drive, Theydon Bois, Epping, CM16 7EZ	Retrospective application for alterations to approved boundary wall.	Refuse	Area Planning Sub Committee East
EPF/2709/22	14 Forest Drive, Theydon Bois, Epping, CM16 7EY	Application for a proposed change of hours from 6pm to 10pm.	Approve with Conditions	Delegated Decision
EPF/0044/23	21 Forest Drive, Theydon Bois, Epping, CM16 7HA	Application for Approval of Details reserved by condition 6"super fast broadband" for EPF/0766/20. (Part retrospective application for creation of one bed flat and associated parking (Revised application to EPF/0066/20).	Approve	Delegated Decision
EPF/2680/22	29 Morgan Crescent, Theydon Bois, Epping, CM16 7DU	Removal of existing rear conservatory. Proposed rear and side single storey extension with rooflights.	Approve with Conditions	Delegated Decision
EPF/2560/22	Ivy Cottage, Coppice Row, Theydon Bois, Epping, CM16 7DW	Single storey side extension situated at rear corner of the property. Extension to have a pitched roof with roof windows. Conversion of garage into part store area (accessible from drive) and part utility room accessible from dwelling.	Approve with Conditions	Delegated Decision
EPF/2273/22	52 Morgan Crescent, Theydon Bois, Epping CM16 7DX	Variation of condition 2 on EPF/1971/21 (Demolish existing detached garage and carport, erection of two storey side extension and single storey rear extension)	Approve	Delegated Decision
EPF/0105/23	Great Gregories Farm, Great Gregories Lane, Epping, CM16 4EJ	Application to determine if Prior Approval is required for an agricultural hay storage barn.	Not Required	Delegated Decision
EPF/2815/22	29, Hornbeam Road, Theydon Bois, Epping, CM16 7JU	Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.00 metres, height to eaves of 2.10 metres & a maximum height of 2.88 metres.	Not Required	Delegated Decision