

Application No: **EPF/2318/23**

Officer: Nathaniel Raimi

RETURN: 27th November 2023

Planning History File Number: 004807

Location: **West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR**

Proposal: Replacement and relocation of porch and replacement of rear extension.

Return: **No Objection.**

6. To consider the following Prior Approval Application:

Application No: **EPF/2281/23**

Officer: James Rogers

RETURN: 27th November 2023

Planning History File Number: 032052

Location: **31 Buxton Road, Theydon Bois, Epping CM16 7HD**

Proposal: Prior approval for a 4.00m deep single storey extension, height to eaves 3.00m and maximum height of 3.24m.

Return: **Noted.**

7. Planning Clerk's Report

Essex Highways Authority has assessed the development proposal for 38 new dwellings at 'Land North of Forest Drive' and has viewed it as not likely to be detrimental to highway safety or efficiency. However, the Authority would require an extension to the existing 'no waiting at any time' Double Yellow Line restriction, from the junction with Dukes Avenue to the northern end of Forest Drive.

The Appeal against refusal by EFDC of EPF/0860/23 has been Withdrawn – in respect of a Certificate of Lawful Development for existing use of the property known as the annexe at Larkhill, Abridge Road, as having been created and lived in as standalone dwelling in excess of the 4-year ruling without having been enforced upon.

8. To Note: Essex Planning Officers Association consultation on potential changes to the Essex Parking Standards

9. Any Other Matters relating to Planning, without decision. None.

Cllr Gooch closed the meeting at 8.55 pm.

Signed Cllr Peter Gooch

7th December 2023