

Proposal: Demolition of an existing bungalow and ancillary accommodation and erection of 1 no. four-bedroom bungalow configured over two floors with associated parking, amenity spaces, refuse and cycle store.

Return: **No Objection, Subject to** confirmation by the EFDC planning officer that the increase in size and volume of the proposed development would not result in a dwelling deemed to be 'materially larger than the one it would replace', or harmful to the openness of the Green Belt, and the removal of permitted development rights to allow the Local Authority to manage any further proposals.

Application No: **EPF/0905/23**

Officer: Rhian Thorley

RETURN: 29th May 2023

Location: **The Old Barn, Theydon Hall Farm, Abridge Road, Theydon Bois, Epping, CM16 7NR**

Proposal: Rear conservatory.

Return: **No Objection.**

6. To Consider the following Prior Approval Planning Application:

Application No: **EPF/0943/23**

Officer: Graham Courtney

RETURN: 22nd May 2023

Location: **39 Woodland Way, Theydon Bois, Epping, CM16 7DY**

Proposal: Prior approval for a 6 metre deep single story rear extension, removal of existing rear / side utility room. Single storey rear extension adjoining an existing single storey rear extension. The combined extensions will extend 6m from the original rear elevation. The width of the rear extension will be no wider than the width of the original dwelling. The extension height measured from the natural ground level will be no higher than 3m. The proposed roof lantern will be no nearer than 2m from the property boundary and will not exceed 4m in height measured from the natural ground level. Materials used in the construction will match the existing.

Return: **Noted**

7. To Consider the following Approval of Details Planning Application:

Application No: **EPF/0884/23**

Officer: Frederique Caillat

RETURN: 22nd May 2023

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

Proposal: Application for approval of details reserved by condition 3 'External finishes', condition 4 'Sample Brickwork', condition 5 'Additional Drawings' and condition 6 'Rainwater Goods' on planning permission 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: **Noted**

8. Planning Clerk's Report

Removal of Trees: More than 20 trees in the car park of the Balti House restaurant have been cut down in the previous week. This land forms part of allocated site THYB.R2 in the Epping Forest District Local Plan 2011-2033. No prior notice was given to the Parish Council and the Planning Clerk has been contacted by concerned residents. The Parish Clerk will contact the EFDC Trees team to request protection of mature trees growing on the boundary of the restaurant along Slade End.

9. Any Other Matters relating to Planning, without decision

Committee members agreed that it could be appropriate to seek the professional services of a planning consultant in relation to retrospective Certificate of Lawful Development applications for the existing use of outbuildings (within agricultural sites, fields or residential curtilages), given concerns raised in response to a number of applications that have sought immunity from enforcement under provisions within the Town and Country Planning Act, 1990.

Cllr Gooch closed the meeting at 9.17 pm.

Signed Cllr Peter Gooch

1st June 2023

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 18th May 2023

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

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/0268/23	Pendennis, The Green, Theydon Bois, Epping, CM16 7JH	Proposed single storey rear extension.	Approve with Conditions	Delegated Decision
EPF/1362/22	Preceptors House, Coppice Row, Theydon Bois, Epping, CM16 7DN	Part one, part two storey rear extension, garage conversion and loft conversion with rear dormer and two rooflights to front roofslope	Approve with Conditions	Delegated Decision
EPF/0265/23	51A, Blenheim House, Theydon Park Road, Theydon Bois, Epping, CM16 7LR	Single storey front extension to hall and study. Window change to landing window on front elevation. Canopy feature to front. Lower ground floor extension to existing at rear with extended terrace over. Window changes to rear. Privacy screen to side of terrace facing 52 Theydon Park Rd. Side door off lower ground floor room facing no. 51.	Approve with Conditions	Delegated Decision
EPF/0394/23	Little Gregories, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP	3 metre single storey rear extension	Lawful	Delegated Decision
EPF/2906/22	91, Coppice View, Coppice Row, Theydon Bois, Epping, CM16 7DW	Single storey front/side and two storey side/rear extensions including loft conversion.	Refuse	Delegated Decision
EPF/0376/23	50, Morgan Crescent, Theydon Bois, Epping, CM16 7DX	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.	Approve with Conditions	Delegated Decision
EPF/0472/23	50, Orchard Drive, Theydon Bois, Epping, CM16 7DJ	Erection of single first storey side and rear extension, and alteration to ground floor to accommodate external side access to rear.	Approve with Conditions	Delegated Decision
EPF/0529/23	44, Blackacre Road, Theydon Bois, Epping, CM16 7LU	New single-storey rear extension at lower ground floor level and replacement of existing single-storey side extension, with two storey rear side return infill to provide vertical circulation	Refuse	Delegated Decision