

Theydon Bois Parish Council

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER
Clerk to the Council – Mrs Jennifer Endean Planning Clerk – Mrs Jane Sounes

Minutes of Planning Committee Meeting held on Thursday 2nd March 2023 at 8.00 PM

Councillors Present: Cllrs Gooch, Blake, Hannibal, Morris, Morton and Wood

Apologies for Absence: Cllrs Amos and Burn

Officers Present: Jane Sounes, Planning Clerk

Members of the Public Present: 5

1. Apologies for Absence – As above.

2. Confirmation of the Minutes of the Meeting held on Thursday 16th February 2023 – 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 – None.

4. Public Participation session with regard to Items on the Agenda – None.

5. To Consider the following Full Planning Applications:

Application No: **EPF/0265/23**

Officer: Loredana Ciavucco

RETURN: 13th March 2023

Location: **51A Blenheim House, Theydon Park Road, Theydon Bois, Epping, CM16 7LR**

Proposal: 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 No 51 Theydon Park Road. Side door off lower ground floor room facing No 51.

Return: **No Objection.**

Application No: **EPF/0268/23**

Officer: Rhian Thorley

RETURN: 13th March 2023

Location: **Pendennis, The Green, Theydon Bois, Epping, CM16 7JH**

Proposal: Proposed single storey rear extension.

Return: **No Objection.**

6. Planning Clerk's Report – Nothing to report.

7. To note: Planning Inspector's Report on Examination of the Epping Forest District Local Plan 2011-2033

[Inspector's Report on Examination of Local Plan - Epping Forest District Council \(eppingforestdc.gov.uk\)](http://eppingforestdc.gov.uk)

It was noted that an Extraordinary General Meeting of Epping Forest District Council is to be held on Monday 6th March 2023 to consider the Inspector's Report.

A representative of Theydon Bois Action Group (TBAG) explained to Committee Members why TBAG believe the Local Plan to be unsound, and has asked those who share its views to lobby District Councillors before the 6th March meeting

8. Any Other Matters relating to Planning, without decision.

Current planning breach enforcement matters were discussed.

Cllr Gooch closed the meeting at 8.55 pm.

Signed Cllr Peter Gooch

16th March 2023

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 2nd March 2023

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

Application ref	Site Address	Proposal	Decision	Determination Level
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