

Application No: **EPF/2244/23** Officer: Nathaniel Raimi RETURN: 18th December 2023
Planning History File Number: 006668
Location: **Beechwood, Theydon Road, Epping, CM16 4EE**
Proposal: Construction of swimming pool, provision of new hard standing and erection of retaining wall. Internal alterations to existing summer house.
Return: **No Objection, subject to** the LPA confirming that the existing summer house is lawful, and this being the case, that a Condition be included in any grant of planning permission restricting its use to purposes incidental to the enjoyment of the dwelling house.

Application No: **EPF/2310/23** Officer: Kelly Sweeney RETURN: 11th December 2023
Planning History File Number: 005658
Location: **26 Piercing Hill, Theydon Bois, Epping, CM16 7JW**
Proposal: A new replacement outbuilding of similar size and in a similar location to the existing building.
Return: **No Objection, subject to** the inclusion of four conditions in any grant of planning permission: (1) the development to be built strictly in accordance with approved plans (2) use of the outbuilding is restricted to purposes incidental to the enjoyment of the dwelling house (3) No ground works to take place until full details of the levels and details of the retaining wall have been approved by the Local Planning Authority (LPA) (4) details of the disposal of surface and wastewater to serve the outbuilding to be approved by the LPA.

Application No: **EPF/2452/23** Officer: Caroline Brown RETURN: 13th December 2023
Planning History File Number: 003939
Location: **27 Woburn Avenue, Theydon Bois, Epping, CM16 7JR**
Proposal: Demolition of the existing rear extension and construction of a single storey wrap around extension at ground floor, minor internal alterations and loft conversion with rooflights.
Return: **No Objection.**

Application No: **EPF/2459/23** Officer: Nathaniel Raimi RETURN: 13th December 2023
Planning History File Number: 004807
Location: **West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR**
Proposal: Single storey side extension.
Return: **Objection.** Due to the previous extension of this property, the Committee believed the proposal would constitute inappropriate development in the Green Belt. The proposal was also felt to not be in keeping with the character and appearance of the building.

Application No: **EPF/2518/23** Officer: Nicola Bickerstaff RETURN: 18th December 2023
Planning History File Number: 000290
Location: **Magnolia House, Abridge Road, Theydon Bois, Epping, CM16 7NR**
Proposal: Installation of Private Padel Court and Enclosure.
Return: **Strong Objection.** The proposal would be inappropriate development in the Green Belt. The Committee felt that the proposal to be for a change of use and so fails to satisfy the requirements of a Householder Planning Application, The Committee believes the application does not accurately reflect the extent of the residential curtilage attached to this property.

6. To consider the following Revised Planning Application:

Application No: **EPF/2006/23** Officer: Marie-Claire Tovey RETURN: 11th December 2023
Planning History File Number: 005205
Location: **1 Theydon Hall Cottages, Abridge Road, Theydon Bois, Epping, CM16 7NP**
Proposal: Renovation and extension of existing property single storey extension to rear two storey side extension REVISED PLANS
Return: **No Objection, subject to** (1) the EFDC Planning Officer conducting a site visit to establish the status quo of this site, (2) correction of the site plan to show the extent of the residential curtilage attached to the dwellinghouse (3) confirmation that any outstanding planning enforcement matters are resolved (4) inclusion in any grant of planning permission of two Conditions: (a) removal of Permitted Development Rights Classes A to E inclusive under Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (b) restricting use and access to the flat roof of the rear extension.

7. To consider the following Certificate of Lawful Development Application:

Application No: **EPF/2429/23**

Officer: Nathaniel Raimi

RETURN: 11th December 2023

Planning History File Number: 009724

Location: **39 Forest Drive, Theydon Bois, Epping, CM16 7HA**

Proposal: Certificate of Lawful Development for a proposed rear dormer in connection with a loft conversion.

Return: **No Objection.**

8. Planning Clerk's Report

Government Planning Policy

The National Planning Policy Framework has been re-issued, the current version now being dated September 2023.

In a recent statement made in the House of Commons, Jeremy Hunt, Chancellor of the Exchequer, said "We will consult on a new permitted development right to allow any house to be converted into two flats provided the exterior remains unaffected."

Local Government Boundary Commission – recommendations for Essex

The Local Government Boundary Commission has published draft recommendations for new divisions, division boundaries, and division names for Essex County Council. The Commission is now inviting comments on those recommendations. The consultation closes on 19th February 2024. Full details can be found at Essex | LGBCE

North Weald Masterplan

Epping Forest District Council is inviting residents across the district to take part in a formal consultation on the Strategic Masterplan Framework document for North Weald Bassett. The consultation runs from 21 November 2023 to 16 January 2024. The Strategic Masterplan document and details of EFDC-hosted in-person events, and of how to respond to the consultation, can be found at North Weald Bassett Strategic Masterplan - Epping Forest District Council (eppingforestdc.gov.uk).

Planning Appeals

Notification of a two planning appeals have been received (1) relating to the use of an outbuilding, in the Green Belt, as a dwellinghouse. A previous planning appeal, relating to the same property, was recently withdrawn; (2) relating to the heightening and alteration of the roof, and the further extension of a dwellinghouse.

Three further appeals have also been determined, with a proposal for extensions to a dwelling dismissed by the Planning Inspectorate, whilst a proposal for alterations to a front boundary treatment, and those of an existing annexe, respectively were both allowed, but made subject to a number of Conditions which have been applied to the grants.

9. Any Other Matters relating to Planning, without decision

Following an Enforcement enquiry, the height of the front boundary wall at 27 Blackacre Road has been reduced in height to 1 metre.

Cllr Gooch closed the meeting at 10.07 pm.

Signed Cllr Peter Gooch

21st December 2023

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 7th December 2023

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – October and November 2023:

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/1708/23	19 Hornbeam Close, Theydon Bois, Epping, CM16 7JT	Proposed loft conversion.	Refuse	Delegated Decision
EPF/2026/23	4, Hill Road, Theydon Bois, Epping, CM16 7LX	Application for approval of details reserved by condition 5 'Surface Water Drainage' and condition 10 'EVCP' on planning permission EPF/2740/19	Approve with Conditions	Delegated Decision
EPF/1867/23	12, Heath Drive, Theydon Bois, Epping, CM16 7HL	Two storey side extension and single storey rear extension	Refuse	Delegated Decision
EPF/1912/23	52, Purlieu Way, Theydon Bois, Epping, CM16 7EH	Second storey side extension.	Refuse	Delegated Decision
EPF/1981/23	8, Heath Drive, Theydon Bois, Epping, CM16 7HL	Single storey rear extension	Approve with Conditions	Delegated Decision
EPF/0556/23	27, Blackacre Road, Theydon Bois, Epping, CM16 7LT	Retrospective consent for boundary wall.	Disposed	Delegated Decision
EPF/1788/23	Piggotts Farm, Abridge Road, Theydon Bois, Epping, RM4 1TX	A new vehicular access	Refuse	Delegated Decision
EPF/2011/23	33, Blackacre Road, Theydon Bois, Epping, CM16 7LT	Roof remodelling to provide a loft conversion incorporating an increase of the existing ridge level, front and rear feature glazed elements and front porch.	Approve with Conditions	Delegated Decision
EPF/1841/23	Larkhill, Abridge Road, Theydon Bois, Epping, CM16 7NN	Certificate of Lawful Development for existing use of property known as The Annexe as a separate dwelling.	Non Determination	Delegated Decision
EPF/1779/23	40, Orchard Drive, Theydon Bois, Epping, CM16 7DJ	Proposed erection of a new part single/part two storey rear extension, new front entrance canopy including new windows at ground and first floor levels along the flank wall elevation.	Approve with Conditions	Delegated Decision
EPF/2246/23	39 and 39a Dukes Avenue, Theydon Bois, Epping, CM16 7HG	Proposed vehicle crossovers to serve 39 and 39a Dukes Avenue	Refuse	Delegated Decision
EPF/2173/23	2 Dosssets Retreat, The Green, Theydon Bois, Epping, CM16 7JA	Certificate of lawful development for a proposed single storey rear extension (existing conservatory removed)	Not Lawful	Delegated Decision
EPF/2281/23	31 Buxton Road, Theydon Bois, Epping, CM16 7HD	Prior approval for a 4.00m deep single storey extension, height to eaves 3.00m and maximum height of 3.24m.	Not Required	Delegated Decision
EPF/2042/23	23, Elizabeth Drive, Theydon Bois, Epping, CM16 7HJ	Second Storey Side Extension	Approve with Conditions	Delegated Decision
EPF/2282/23	79, Coppice Row, Theydon Bois, CM16 7DL	Existing roof altered to provide additional floor space, demolition of side extension, new extension to rear. Internal alterations. Existing garage to become habitable room.	Refuse	Delegated Decision