

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

**Important Guidance – please read:** If you wish to register to speak on a specific application on the agenda (or submit comments for consideration by the Planning Committee), please email the **Planning Clerk** at [planning@theydonbois-pc.gov.uk](mailto:planning@theydonbois-pc.gov.uk) by **17.00 on Wednesday 6th December 2023**. The Meeting will be held in the small hall at the Village Hall and social distancing will be observed. We will not be providing paper copies of the Agenda, if you wish to receive an electronic version please email the Planning Clerk before the meeting.

To: **Members of Theydon Bois Parish Council Planning Committee**

Dated: **1<sup>st</sup> December 2023**

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 7<sup>th</sup> December 2023** at **7.30 PM** for the purpose of transacting the following business:

Jane Sounes, Planning Clerk to the Council

## AGENDA

**1. Apologies for Absence**

**2. Approval of Minutes of the Meeting held on Thursday 16th November 2023**

**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.**

**4. Public Participation session with regard to Items on the Agenda**

**5. To consider the following Full Planning Applications:**

Application No: **EPF/1195/23**                                      Officer: Nathaniel Raimi                                      RETURN: 15<sup>th</sup> December 2023  
Planning History File Number: 002986  
Location: **Coppice Row Farm, Coppice Row, Theydon Bois, Epping, CM16 7DS**  
Proposal: Proposed detached dwelling.

Application No: **EPF/2174/23**                                      Officer: Marie-Claire Tovey                                      RETURN: 15<sup>th</sup> December 2023  
Planning History File Number: 015584  
Location: **Longways, 3 Hornbeam Close, Theydon Bois, Epping, CM16 7JT**  
Proposal: Replacement dwelling at 3 Hornbeam Close, for a new 4-bedroom detached bungalow dwelling, with front and rear dormers.

Application No: **EPF/2220/23**                                      Officer: Nicola Bickerstaff                                      RETURN: 18<sup>th</sup> December 2023  
Planning History File Number: 016127  
Location: **73 Theydon Park Road, Theydon Bois, Epping, CM16 7LR**  
Proposal: Proposed works to include construction of two and a half storey side extension into the garden and a single storey rear extension. A loft conversion will include a dormer to the rear of the property.

Application No: **EPF/2244/23**                                      Officer: Nathaniel Raimi                                      RETURN: 18<sup>th</sup> 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.

Application No: **EPF/2310/23** Officer: Kelly Sweeney RETURN: 11<sup>th</sup> 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.

Application No: **EPF/2452/23** Officer: Caroline Brown RETURN: 13<sup>th</sup> 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.

Application No: **EPF/2459/23** Officer: Nathaniel Raimi RETURN: 13<sup>th</sup> December 2023  
Planning History File Number: 004807  
Location: **West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR**  
Proposal: Single storey side extension.

Application No: **EPF/2518/23** Officer: Nicola Bickerstaff RETURN: 18<sup>th</sup> 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.

**6. To consider the following Revised Planning Application:**

Application No: **EPF/2006/23** Officer: Marie-Claire Tovey RETURN: 11<sup>th</sup> 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

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

Application No: **EPF/2429/23** Officer: Nathaniel Raimi RETURN: 11<sup>th</sup> 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.

**8. Planning Clerk's Report**

**9. Any Other Matters relating to Planning, without decision**

Signed: ..... Jane Sounes, Planning Clerk

Date of issue: 1<sup>st</sup> December 2023