

Theydon Bois Parish Council

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER

Clerk to the Council – Mrs Julia Gale Planning Clerk – Mrs Jane Sounes

Minutes of Planning Committee Meeting held on Thursday 9th January 2025 at 8 PM

Councillors Present: Cllrs Gooch, Amos, Burn & Morton

Apologies for Absence: Cllrs Blake & Hannibal

Members of the Public Present: None

1. Apologies for Absence: As above

2. Confirmation of the Minutes of the Meeting held on Thursday 19th December 2024: 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:

Cllr Burn declared a personal, but non-pecuniary, interest in any items commented on by the Theydon Bois and District Rural Preservation Society (the "TB&DRPS"), by virtue of being a Committee member. However, the interest was not deemed prejudicial, as she has made no contribution to their comments.

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

5. To consider the following Full Planning Applications:

Application No: **EPF/2440/24**

Officer: Suleman Uddin

RETURN: 13th January 2025

Location: **91 Theydon Park Road, Theydon Bois, Epping, CM16 7LS**

Proposal: Detached gym/games room.

Return: **No Objection, subject to:** inclusion of a condition in any grant of planning permission stating that the proposal is for purposes incidental to the dwellinghouse only, and that it may not be used for commercial or residential purposes.

Application No: **EPF/2531/24**

Officer: Mohinder Bagry

RETURN: 13th January 2025

Location: **39 & 39A Dukes Avenue, Theydon Bois, Epping, CM16 7HG**

Proposal: Proposed crossover serving 39 and 39A Dukes Avenue.

Return: **Comment:** the Committee was unable to form an opinion as to the proposal's impact on the two verge trees to the front of the two properties, without the benefit of advice from the EFDC Trees and Landscape Officer. Two previous applications for vehicle crossovers at this location were refused by EFDC due to likely negative impact on the same two trees.

6. Planning Clerk's Report

A Non-Material Amendment Planning Application, not included on a publicly available list of planning applications, has been approved by EFDC: EPF/2359/24 – Non-Material Amendment to EPF/3364/17 (allowed on appeal) (Demolition of existing dwelling, erection of replacement dwelling and front boundary fence. Erection of detached garage and relocate vehicular access point).

Debden Campsite: EssexLive News reported in late December that Debden Campsite is to be sold by Newham Council.

7. Any Other Matters relating to Planning, without decision: None

Cllr Gooch closed the meeting at 8.45 pm.

Signed Cllr Peter Gooch

23rd January 2025

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 9th January 2025

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – December 2024:

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/2058/24	Mickleham, Theydon Road, Theydon Bois, Epping, CM16 4EE	Proposed glazed link connecting a new single-storey extension to the existing annexe building, with associated landscaping and remodelling works, in line with the relevant permissions granted under applications EPF/1333/24 and EPF/1602/22.	Refuse	Delegated Decision
EPF/2290/24	31, Piercing Hill, Theydon Bois, Epping, CM16 7JW	Non-Material Amendment to EPF/1680/21 (Application for amendment to EPF/0459/15 to raise front gable and ridge of new roof) - Change in External Finishes to Rear Elevation.	Approve	Delegated Decision
EPF/0931/24	Land Near Abridge Road (Rear of Monks Hall), Abridge Road, Theydon Bois, Epping, CM16 7NN	Erection of padel and tennis courts and ancillary clubhouse building (Class F2 use) with associated landscaping, car and cycle parking and refuse storage.	Refuse	Planning Committee B
EPF/1855/24	Cricketers Cottage, Loughton Lane, Theydon Bois, Epping, CM16 7JY	TPO/EPF/20/06 T8: Lime - Crown reduce and lift, as specified.	Approve with Conditions	Delegated Decision
EPF/1466/24	Mirus, The Green, Theydon Bois, Epping, CM16 7JH	Demolition of existing dwelling and replacement dwelling with outbuilding.	Approve with Conditions	Planning Committee B
EPF/2359/24	Granville, 119 Theydon Park Road, Theydon Bois, Epping, CM16 7LS	Non Material Amendment to EPF/3364/17 (allowed on appeal) (Demolition of existing dwelling, erection of replacement dwelling and front boundary fence. Erection of detached garage and relocate vehicular access point).	Approve	Delegated Decision
EPF/2080/24	2 Hornbeam Road, Theydon Bois, Epping, CM16 7JX	Retrospective consent for ground floor side extension and replacement of external cladding to previous adjoining extension.	Approve with Conditions	Delegated Decision