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 Tuesday 24th June 2025 at 8 PM

Councillors Present: Cllrs Gooch (Chair), Amos, Blake, Burn, Hannibal

Apologies for Absence: Cllr Morton Members of the Public Present: 1

1. Apologies for Absence: As above

- 2. Confirmation of the Minutes of the Meetings held on Thursday 12th June 2025: 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/1022/25 Officer: Klajdi Koci RETURN: 30th June 2025

Planning History File Number: 006856

Location: 12 Purlieu Way, Theydon Bois, Epping CM16 7ED

Proposal: Conversion of garage to habitable space.

Return: No Objection

Application No: EPF/1118/25 Officer: Yee Cheung RETURN: 7th July 2025

Planning History File Number: 015173

Location: 46 Orchard Drive, Theydon Bois, Epping CM16 7DJ

Proposal: Proposed roof extension to facilitate a loft conversion with dormer and rooflights. (Revised application to

EPF/0474/25)

Return: **No Objection, with Comment:** The Committee noted concerns raised by the EFDC Planning Officer for EPF/0474/25 regarding that proposal's inclusion of a dormer window on the side roof elevation. The Committee was pleased to note that this revised scheme retains the hipped roof structure and does not include a side dormer. The proposal is consequently considered to be an improved scheme.

6. To consider the following Tree Preservation Order Planning Application:

Application No: EPF/1071/25 Officer: Robin Hellier RETURN: 30th June 2025

Planning History File Number: 034281

Location: 29 Woburn Avenue, Theydon Bois, Epping CM16 7JR

Proposal: TPO/EPF/14/12 – T3: Oak – Crown reduce by 30%, as specified. Return: **No Objection, subject to the EFDC Tree Officer's Recommendations.**

7. Planning Clerk's Report

EFDC has refused a planning application EPF/0507/25 for 'Change of use from C2 to C3 and conversion to 8 x 2 Bedroom Apartments' at Marcris House, a former care home in Coopersale Lane.

The Planning Inspector has allowed an appeal against EFDC's refusal of planning application EPF/1062/24 for the extension of 'Manor Villa' 28 Piercing Hill CM16 7JW. Appeal Ref: APP/J1535/D/24/3353524

The Planning Inspector has dismissed an appeal against EFDC's refusal of CLD planning application EPF/1841/23 for existing residential use of the annexe as a separate dwelling at a property on the Abridge Road. Appeal Ref: APP/J1535/X/23/3332783

An EFDC review of information submitted in support of planning application EPF/1406/22 – Change of use from agricultural to B8 Storage and associated development at Blunts Farm, Coopersale Lane - confirms that sufficiently robust traffic information has been provided to enable the Council to undertake a Habitats Regulations Assessment of the proposals in relation to the Atmospheric Pollution Pathway of Impact on Epping Forest SAC.

8. Any Other Matters relating to Planning, without decision

The construction of an outbuilding close to a village property's shared boundary with a Public Right of Way in the Green Belt would appear not to accord with planning permission associated with the property. It was agreed that the Planning Clerk will enquire with EFDC Planning Enforcement concerning this matter.

Cllr Gooch updated Committee Members on the Appeal recently lodged by the Parish Council with Chelmsford Magistrates concerning the recent decision by the EFDC Licensing Sub-Committee to vary a condition attached to an existing premises licence held by II Bacio, 19 Forest Drive.

CII	r	Gooch	1 C	losed	the	meeting	at	8.55 _l	pm.
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Signed	Cllr Peter Gooch	10 th July 2025
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ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 24th June 2025

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – June 2025:

Application ref	Site Address	Dronocol	Decision	Determination Level
rei		Proposal		
EDE/0703/3E	32 Orchard Drive, Theydon Bois, Epping CM16 7DJ	Proposed single storey rear extension with roof lantern.	Approve with Conditions	Delegated
EPF/0792/25	CM16 /DJ	with roof lantern.	Conditions	Decision
	Managia Hawas Caanagaala Lana Thawdan	Change of was from C2 to C2 and		Delegated
EDE/0507/25	Marcris House, Coopersale Lane, Theydon	Change of use from C2 to C3 and	Define	Delegated
EPF/0507/25	Bois, Epping CM16 7NS	conversion to 8 x 2 Bedroom Apartments.	Refuse	Decision
	22 Woburn Avenue, Theydon Bois, Epping	Proposed two storey side and first floor		Delegated
EPF/0720/25	CM16 7JR	rear extension.	Refuse	Decision
		Demolition of existing rear single storey		
		kitchen and bathroom.		
		Proposed rear single storey extension		
		with part first floor extension.		
	29 Woburn Avenue, Theydon Bois, Epping	Rear ground floor extension to have a	Approve with	Delegated
EPF/0887/24	CM16 7JR	roof lantern.	Conditions	Decision
		Proposed first floor rear / side extension.		
		New pitched roof to replace existing first		
	16 Dukes Avenue, Theydon Bois, Epping,	floor side flat roof and other fenestration	Approve with	Delegated
EPF/0820/25	CM16 7HE	improvements.	Conditions	Decision
		Application for approval of details		
		reserved by condition 6 `Surface water		
		drainage' on planning permission		
		EPF/2585/24 (Proposed basement and		
		alterations to the ground floor from		
	Great Gregories House, Epping Road,	previous approved application (ref:		Delegated
EPF/0870/25	Theydon Bois, Epping CM16 4EF	EPF/1523/23).	Approve	Decision