

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

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 Il Bacio, 19 Forest Drive.

**Cllr Gooch closed the meeting at 8.55 pm.**

Signed ..... Cllr Peter Gooch

10<sup>th</sup> July 2025

**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:**

<b>Application ref</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Decision</b>	<b>Determination Level</b>
EPF/0792/25	32 Orchard Drive, Theydon Bois, Epping CM16 7DJ	Proposed single storey rear extension with roof lantern.	Approve with Conditions	Delegated Decision
EPF/0507/25	Marcris House, Coopersale Lane, Theydon Bois, Epping CM16 7NS	Change of use from C2 to C3 and conversion to 8 x 2 Bedroom Apartments.	Refuse	Delegated Decision
EPF/0720/25	22 Woburn Avenue, Theydon Bois, Epping CM16 7JR	Proposed two storey side and first floor rear extension.	Refuse	Delegated Decision
EPF/0887/24	29 Woburn Avenue, Theydon Bois, Epping CM16 7JR	Demolition of existing rear single storey kitchen and bathroom. Proposed rear single storey extension with part first floor extension. Rear ground floor extension to have a roof lantern.	Approve with Conditions	Delegated Decision
EPF/0820/25	16 Dukes Avenue, Theydon Bois, Epping, CM16 7HE	Proposed first floor rear / side extension. New pitched roof to replace existing first floor side flat roof and other fenestration improvements.	Approve with Conditions	Delegated Decision
EPF/0870/25	Great Gregories House, Epping Road, Theydon Bois, Epping CM16 4EF	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 previous approved application (ref: EPF/1523/23)).	Approve	Delegated Decision