

Theydon Bois Parish Council
Planning Committee Meeting
Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER
Clerk to the Council: Mrs Julia Gale 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 by **17.00 on Wednesday, 9th July 2025**. The Meeting will be held in the small hall at the Village Hall.

To: Members of Theydon Bois Parish Council Planning Committee

Dated: 4th July 2025

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 10th July 2025** at **8pm** 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 Tuesday 24th June 2025

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 Application:

Application No: **EPF/1241/25**

Officer: Klajdi Koci

RETURN: 21st July 2025

Planning History File Number: 001891

Location: **97 Theydon Park Road, Theydon Bois, Epping CM16 7LS**

Proposal: Two storey side extension

6. To consider the following Certificate of Lawful Development Planning Application:

Application No: **EPF/0669/25**

Officer: Suleman Uddin

RETURN: 21st July 2025

Planning History File Number: 032508

Location: **45 Coppice Row, Theydon Bois, Epping CM16 7DL**

Proposal: Certificate of Lawful Development for conversion of the existing garage into habitable room.

7. To consider the following Approval of Details Reserved by Condition Planning Applications:

Application No: **EPF/1230/25**

Officer: Caroline Brown

RETURN: 21st July 2025

Planning History File Number: 016567

Location: **Little Gregories, Little Gregories Lane, Theydon Bois, Epping CM16 7JP**

Proposal: Application for approval of details reserved by condition 9 (Report on an archaeological watching brief) on planning permission EPF/1446/22 (Demolition of 21st century single storey extension to the rear and one and a half storey rear projection. Erection of a part one and a half storey extension and single storey extension to the rear. Creation of a part basement under the footprint of the building. Part re-configuration of the ground floor, first floor and second floor).

Application No: **EPF/1248/25**

Officer: Klajdi Koci

RETURN: 21st July 2025

Planning History File Number: 031344

Location: **2 Dukes Avenue, Theydon Bois, Epping CM16 7HE**

Proposal: Application for approval of details reserved by condition 14 on planning permission EPF/0021/22 (The demolition of the existing 4 bedroom house and erection of x2 no. 4 bedroom houses).

8. Planning Clerk's Report

9. To consider a response to the public consultation re. Government proposals to alter the role of planning committees (in England), which could limit the number of decisions scrutinised by locally-elected District Councillors: www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation. Closing date: Wednesday 23rd July 2025.

10. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 4th July 2025