

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 10th July 2025 at 8 PM

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

Apologies for Absence: None

Members of the Public Present: None

1. Apologies for Absence: None

2. Confirmation of the Minutes of the Meetings held on Tuesday 24th 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 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

Return: **No Objection, subject to:** inclusion of a condition in any grant of planning permission removing specific permitted development rights, to ensure consideration is given by the local planning authority with regards to the effect on the character and appearance of the area and the Green Belt of any further development proposals for this site.

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.

Return: **No Objection.**

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).

Return: **Noted**

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).

Return: **Noted**

8. Planning Clerk's Report

EDFC Licensing is consulting with Local Councils on the District Council's statement of Licensing Policy. The Licensing Act 2003 requires licensing authorities to determine and publish its statement every five years – the current policy was approved in December 2020. The closing date for comments on EFDC's proposed changes to its existing statement is 18th August 2025.

An appeal has been lodged against EFDC refusal of EPF/2531/24 – for a proposed vehicle crossover to serve 39 and 39A Dukes Avenue CM1 7HG

A resident has advised that a Silver Birch tree located to the front of a property in Coppice Row and believed to be the subject of a Tree Preservation Order, has been cut down. The Planning Clerk would report this to the EFDC Trees and Landscape team.

Concerning the recent erection of high fencing around the boundary of a property in Poplar Row: EFDC has advised a resident who raised concerns with them that the occupant of the property in question has been instructed to remove the fencing.

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. Concerns were raised that a so-called 'national scheme of delegation' would reduce the role of the elected Members of a District Council in making decisions on local planning applications in relation to the majority of proposals for new dwellings, and also remove the right of interested parties, and applicants, to speak at a District Planning Committee. It was felt that these changes would be undemocratic and would allow for less public scrutiny of decisions made by a Local Authority. It was agreed that Cllr Burn would draft a response from the Parish Council, for approval by Planning Committee Members. It was noted that Cllr Amos has responded to this consultation in his role as District Councillor.

10. Any Other Matters relating to Planning, without decision

Cllr Burn raised a concern regarding retention of the cat slide roof set back feature of a property in Dukes Avenue that is in the process of being extended – a large section of the front façade having been completely removed. It was agreed that the Planning Clerk would raise a planning enforcement enquiry with EFDC.

Cllr Gooch closed the meeting at 9 pm.

Signed Cllr Peter Gooch

20th August 2025

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 10th July 2025**Epping Forest District Council – Planning Applications Decisions – Theydon Bois – July 2025:**

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/0899/25	6, Hornbeam Close, Theydon Bois, Epping, CM16 7JT	Erection of a Single storey rear extension, loft conversion with front dormer extensions and approved rear dormer extension (rear dormer approved under PD ref: EPF/0328/25).	Approve with Conditions	Delegated Decision
EPF/0923/25	Mirus, The Green, Theydon Bois, Epping, CM16 7JH	Application for approval of details reserved by conditions 8, 9 and 17 on planning permission EPF/0212/25 (Variation to condition 2 "plan numbers" on planning permission EPF/1466/24. Demolition of existing dwelling and replacement dwelling with outbuilding	Approve	Delegated Decision
EPF/1022/25	12, Purlieu Way, Theydon Bois, Epping, CM16 7ED	Conversion of garage to habitable space.	Approve with Conditions	Delegated Decision
EPF/1118/25	46, Orchard Drive, Theydon Bois, Epping, CM16 7DJ	Proposed roof extension to facilitate a loft conversion with dormer and rooflights. (Revised application to EPF/0474/25)	Refuse	Delegated Decision
EPF/0669/25	45, Coppice Row, Theydon Bois, Epping, CM16 7DL	Certificate of Lawful Development for conversion of the existing garage into habitable room.	Lawful	Delegated Decision