

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 Tuesday, 19th August 2025**. The Meeting will be held in the small hall at the Village Hall.

To: Members of Theydon Bois Parish Council Planning Committee

Dated: 12th August 2025

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Wednesday 20th August 2025** at **7.30pm** 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 Thursday 10th July 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 Applications:

Application No: **EPF/1028/25**

Officer: Alex Sadowsky

RETURN: 1st September 2025

Planning History File Number: 032529

Location: **99 Coppice Row, Theydon Bois, Epping CM16 7DW**

Proposal: Replacement dwelling including part double, part single storey front and rear extension.

Application No: **EPF/1269/25**

Officer: Loredana Ciavucco

RETURN: 1st September 2025

Planning History File Number: 008095

Location: **21 Green Glade, Theydon Bois, Epping CM16 7LY**

Proposal: Demolition of single storey rear extension and garage, and the erection of a part single storey and part double storey rear and side extension.

Application No: **EPF/1317/25**

Officer: Yee Cheung

RETURN: 1st September 2025

Planning History File Number: 019658

Location: **4 Green Glade, Theydon Bois, Epping CM16 7LY**

Proposal: Division of existing 5 bed house into two separate self-build four-bedroom houses each with own garden and off-street parking by way of extensions and internal alterations.

Application No: **EPF/1446/25**

Officer: Loredana Ciavucco

RETURN: 1st September 2025

Planning History File Number: 032526

Location: **15 Green Glade, Theydon Bois, Epping CM16 7LY**

Proposal: Proposed part single storey and part two storey rear extension.

Application No: **EPF/1465/25**

Officer: Caroline Brown

RETURN: 1st September 2025

Planning History File Number: 003477

Location: **Braemar, 115 Theydon Park Road, Theydon Bois, Epping CM16 7LS**

Proposal: Demolition of outbuildings and construction of a new one and a half storey detached chalet style dwelling and car port with private open space, access, parking and landscaping.

Application No: **EPF/1467/25**

Officer: Klajdi Koci

RETURN: 1st September 2025

Planning History File Number: 011628

Location: **1 Dukes Avenue, Theydon Bois, Epping CM16 7HG**

Proposal: Garden studio to rear of property.

Application No: **EPF/1491/25** Officer: Mohinder Bagry RETURN: 1st September 2025
Planning History File Number: 026705
Location: **22 Woburn Avenue, Theydon Bois, Epping CM16 7JS**
Proposal: Proposed two storey side extension.

6. To consider the following amended Full Planning Application:

Application No: **EPF/1016/25** Officer: Caroline Brown RETURN: 1st September 2025
Planning History File Number: 004625
Location: **66 Dukes Avenue, Theydon Bois, Epping CM16 7HF**
Proposal: Proposed demolition of existing garage and erection of new two storey side extension and single storey rear extension.
****AMENDED PLANS ****

7. To consider the following Change of Use Planning Application:

Application No: **EPF/1394/25** Officer: Caroline Brown RETURN: 25th August 2025
Planning History File Number: 023328
Location: **32 Piercing Hill, Theydon Bois, Epping CM16 7JW**
Proposal: Change of use from C3 to C2 children's care home for 3 children.

8. To consider the following Certificate of Lawful Development Planning Applications:

Application No: **EPF/1492/25** Officer: Alex Sadowsky RETURN: 1st September 2025
Planning History File Number: 023867
Location: **Larkhill, Abridge Road, Theydon Bois, Epping CM16 7NN**
Proposal: Certificate of lawful development for existing use of annexe as a separate dwelling in excess of four years.

Application No: **EPF/1510/25** Officer: Klajdi Koci RETURN: 1st September 2025
Planning History File Number: 018655
Location: **32 Graylands, Theydon Bois, Epping CM16 7LB**
Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.

9. To note the following Approval of Details Reserved by Condition Planning Application:

Application No: **EPF/1404/25** Officer: Suleman Uddin RETURN: Decision made
Planning History File Number: 034281
Location: **29 Woburn Avenue, Theydon Bois, Epping CM16 7JW**
Proposal: Application for approval of details reserved by condition 5 (Tree survey & Tree protection report) on planning permission EPF/0887/25 (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).

10. To note the following Non-Material Amendment to Existing Planning Permission Application:

Application No: **EPF/1554/25** Officer: Kelly Sweeney RETURN: Decision made
Planning History File Number: 015148
Location: **79 Coppice Row, Theydon Bois, Epping CM16 7DL**
Proposal: Non-Material Amendment to EPF/1675/23 (Existing roof altered to provide additional floor space, demolition of side extension, new extension to rear. Internal alterations. Existing garage to become habitable room).

11. Planning Clerk's Report

12. To note: Epping Forest District Council's public consultation on proposals to put in place a community infrastructure levy (CIL). The consultation is running from 28 July to 9 September 2025 [Community infrastructure levy consultation - Epping Forest District Council](#)

13. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 12th August 2025