## 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, 3rd September 2025. The Meeting will be held in the small hall at the Village Hall.

To: Members of Theydon Bois Parish Council Planning Committee

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 4<sup>th</sup> September <u>2025</u>** at <u>8 pm</u> for the purpose of transacting the following business:

Dated: 29th August 2025

Jane Sounes, Planning Clerk to the Council

## **AGENDA**

- 1. Apologies for Absence
- 2. Approval of Minutes of the Meeting held on Wednesday 20th August 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/1190/25 Officer: Mohinder Bagry RETURN: 15<sup>th</sup> September 2025

Planning History File Number: 005275

Location: Cricket Club, Loughton Lane, Theydon Bois, Epping CM16 7JY

Proposal: Addition of club room to roof space with dormer window and juliet balcony overlooking the cricket pitches.

Application No: EPF/1469/25 Officer: Suleman Uddin RETURN: 8<sup>th</sup> September 2025

Planning History File Number: 000550

Location: Brackley, Abridge Road, Theydon Bois, Epping CM16 7NN

Proposal: Removal of condition restricting permitted development rights on EPF/2379/18 and previous applications on site.

Application No: EPF/1506/25 Officer: Alex Sadowsky RETURN: 8<sup>th</sup> September 2025

Planning History File Number: 004192

Location: Archdale, Loughton Lane, Theydon Bois, Epping CM16 7JY

Proposal: Proposed demolition of existing bungalow and outbuildings and construction of two new dwellings and associated parking and

private gardens.

Application No: EPF/1572/25 Officer: Rhian Thorley RETURN: 8<sup>th</sup> September 2025

Planning History File Number: 0032542

Location: 15 Hill Road, Theydon Bois, Epping CM16 7LX

Proposal: Single storey rear extension, conversion of garage to habitable space, new entrance lobby. Loft conversion including raising of

ridge.

Application No: EPF/1592/25 Officer: Rhian Thorley RETURN: 8<sup>th</sup> September 2025

Planning History File Number: 0032546

Location: 17 Hill Road, Theydon Bois, Epping CM16 7LX

Proposal: Single storey rear (infill) extension, conversion of garage to habitable space, new entrance lobby. Loft conversion including

raising of ridge.

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

Officer: Loredana Ciavucco

RETURN: 8<sup>th</sup> September 2025

Planning History File Number: 032526

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

Proposal: Certificate of lawful development for hardstanding area to front.

## 7. Planning Clerk's Report

Application No: EPF/1633/25

- 8. To consider a response to Epping Forest District Council's public consultation re. the introduction of a Community Infrastructure Levy ('CIL') and an associated 'charging scheme'. The consultation closes on 9 September 2025 more details at: <a href="Community infrastructure levy consultation">Community infrastructure levy consultation</a> Epping Forest District Council
- 9. Any Other Matters relating to Planning, without decision

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