

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 Wednesday 20th August 2025 at 8 PM

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

Apologies for Absence: None

Members of the Public Present: 3

1. Apologies for Absence: None

2. Confirmation of the Minutes of the Meetings held on Thursday 10th July 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 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.

Return: **Objection.** In the Committee’s opinion, the design of this proposal would be out of scale and overly dominant in relation to neighbouring properties, would strike a discordant note in the streetscene, and be out of keeping with the character of the locality and of the surrounding area.

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.

Return: **No Objection**

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.

Return: **Strong Objection.** (1) The proposed parking to the front of the property would be configured in such a way as to result in an unacceptable degree of hazard to the detriment of pedestrian safety and would be contrary to the Highway Authority’s Development Management Policies; (2) The proposed design of the two 4-bedroom dwellings, their reduction in private amenity space, with car parking spaces to both front and rear, would appear cramped, and would not constitute high quality design, whilst also disrupting the harmony of the streetscene to the detriment of the character of the local area.

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.

Return: **No Objection**

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.

Return: **No Objection, strictly subject to specific conditions attached to any grant of planning permission:** While considering that this proposal likely comprises "limited infilling" suited to the surrounding Green Belt landscape and other properties within this ribbon of development, the Committee requested that specific conditions be applied to any grant of planning permission - in line with conditions from similar applications in the Green Belt, and more specifically those included under grant EPF/0935/24 for a property located nearby.

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.

Return: **No Objection**

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.

Return: **No Objection**

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 ****

Return: **Noted, with Comment:** The Committee is pleased to note proposed amendments relating to the roof form, in particular the distinctive set back of the front façade key feature 'cat slide roof with diamond window under'. However there was concern that the absence of amended floor plans gave uncertainty to the set back being the recommended 50cm minimum. The Committee therefore trusts that the EFDC Planning Officer will ensure that this recommended minimum will be fully implemented.

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.

Return: **Holding Objection.** It was felt that more detailed independent and expert professional advice and opinion needs to be sought by EFDC as to the suitability or otherwise of this application to provide residential care for 3 children with diverse emotional and educational needs.

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: 02386 7

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.

Return: **Objection.** This being the third application for a Certificate of Lawful Development ('CLD') with respect to the residential occupancy of the annexe building, said to be a dwellinghouse, it was felt that since much of the same evidence has been submitted again, an alternative approach may be to seek a full planning application, for consideration on its own merits.

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.

Return: **Noted**

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).

Return: **Noted**

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).

Return: **Noted**

11. Planning Clerk's Report

It appears that West Lodge, Coppice Row, is in the process of being demolished. EFDC Planning Enforcement has contacted the owner of the property to request a site visit and is awaiting their response.

The Planning Inspector has allowed an appeal against EFDC refusal of EPF/2058/24 for the erection of a single storey extension with a glazed link to the existing Mickleham bungalow with associated landscaping and remodelling works, as per approved applications EPF/1333/24 and EPF/1602/24.

EFDC advised, at its Full Council Meeting of July 2025, that it now has a 6 Year Supply of Land, and has delivered above the threshold of 75% of the Housing Delivery Test (HDT). Therefore, it is no longer considered to be a 'presumption authority', which should assist in preserving the openness of undeveloped Green Belt land within the District. An update on the Green Belt Review is not yet available.

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](#)

Cllr Burn suggested that fellow Committee members review the online documentation and share any comments, for further discussion and or inclusion in any response to this consultation by the Parish Council.

13. Any Other Matters relating to Planning, without decision. None

Cllr Gooch closed the meeting at 9.25 pm.

Signed Cllr Peter Gooch

4th September 2025