

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, 1st October 2025**. The Meeting will be held in the small hall at the Village Hall.

To: Members of Theydon Bois Parish Council Planning Committee

Dated: 25th September 2025

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 2nd October 2025** at **8 pm** 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 4th September 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/1528/25	Officer: Klajdi Koci	RETURN: 13 th October 2025
Planning History File Number: 032602		
Location: 37 Dukes Avenue, Theydon Bois, Epping CM16 7HG		
Proposal: Dormer Extension with associated internal reconfiguration.		

Application No: EPF/1742/25	Officer: Suleman Uddin	RETURN: 6 th October 2025
Planning History File Number: 032584		
Location: 52 Hornbeam Road, Theydon Bois, Epping CM16 7JX		
Proposal: Erection of a ground floor single storey rear extension.		

Application No: EPF/1848/25	Officer: Rhian Thorley	RETURN: 13 th October 2025
Planning History File Number: 031734		
Location: 38 Woburn Avenue, Theydon Bois, Epping CM16 7JS		
Proposal: Proposed alterations to previously approved rear dormer and all associated works.		

6. To consider the following Tree Preservation Order Planning Application:

Application No: EPF/1359/25	Officer: Robin Hellier	RETURN: 6 th October 2025
Planning History File Number: 032595		
Location: Marcris Nursing Home, Coopersale Lane, Theydon Bois, Epping CM16 7NS		
Proposal: TPO/EPF/03/15. T1: Scots Pine – Crown reduce height by up to 3m, as specified.		

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

Application No: EPF/1744/25	Officer: Suleman Uddin	RETURN: 6 th October 2025
Planning History File Number: 032584		
Location: 52 Hornbeam Road, Theydon Bois, Epping CM16 7JX		
Proposal: Certificate of Lawful Development for conversion of garage to habitable use.		

Application No: **EPF/1805/25**

Officer: Suleman Uddin

RETURN: 6th October 2025

Planning History File Number: 034281

Location: **29 Woburn Avenue, Theydon Bois, Epping CM16 7JR**

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer.

Application No: **EPF/1830/25**

Officer: Suleman Uddin

RETURN: 6th October 2025

Planning History File Number: 032600

Location: **20 Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: Certificate of Lawful Development for proposed single storey side extension and outbuilding.

8. To consider the following Variation of a Condition Planning Application:

Application No: **EPF/1854/25**

Officer: Suleman Uddin

RETURN: 13th October 2025

Planning History File Number: 006532

Location: **Willows, Sidney Road, Theydon Bois, Epping CM16 7DT**

Proposal: Variation of Condition 2 'plan numbers' of EPF/0571/25 (Existing single storey rear extension replaced with new single storey extension, part being two storey. Existing roof replaced with higher eaves and ridge, new accommodation within roof space. New window configuration in new rendered walls. Single storey front porch).

9. Planning Clerk's Report

10. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 25th September 2025