

Theydon Bois Parish Council Planning Committee Meeting

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER

Clerk to the Council: Mrs Caroline Carroll

Planning Clerk: Mrs Jane Sounes

*Due to the Coronavirus outbreak, meetings of the Parish Council Planning Committee will take place via video conferencing. Any parties wishing to submit written comments for consideration by the above Committee, or wishing to register to speak on a specific application, should please email directly to the Planning Clerk on: planning@theydonbois-pc.gov.uk by **17.00 on Wednesday 17th March 2021**.*

To: Members of Theydon Bois Parish Council Planning Committee

Dated: 12th March 2021

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee (via Video Conference) on: **Thursday 18th March 2021 at 19.30** for the purpose of transacting the following business:

Jane Sounes, Planning Clerk

AGENDA

1. Apologies for Absence.

2. Confirmation of Minutes of the Meeting held on Thursday 4th March 2021.

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/0292/21**

Officer: Marie-Claire Tovey

RETURN: 22nd March 2021

Applicant: Mr Timothy Chilvers

Location: **Land North of Forest Drive, Forest Drive, Theydon Bois, CM16 7HH**

Proposal: Erection of 28 residential dwellings with access from Forest Drive, and provision of associated open space, services and landscaping.

Application No: **EPF/0340/21**

Officer: Brendan Meade

RETURN: 29th March 2021

Applicant: Mr and Mrs S Williams

Location: **19 Woodland Way, Theydon Bois, Epping, CM16 7DY**

Proposal: Removal of existing rear garage. Single storey rear and two storey side extension. Front canopy roof over entrance.

Application No: **EPF/0364/21**

Officer: Marie-Claire Tovey

RETURN: 29th March 2021

Applicant: Mr Garry Castle

Location: **Crystal Brook, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP**

Proposal: Construction of a single storey garage building and extension of existing stables, following demolition of existing garages and other buildings on site.

6. To consider Works to Protected Trees

Application No: **EPF/0398/21**

Officer: Robin Hellier

RETURN: 29th March 2021

Applicant: Sue James

Location: **15 Woodland Way, Theydon Bois, Epping, CM16 7DY**

Proposal: TPO/EPF/60/09 (Ref: T3 & T4) 2 x Oaks – crown reduce by up to 3 m, as specified.

7. To consider a Prior Approval Application

Application No: **EPF/0501/21**

Officer: Graham Courtney

RETURN: 29th March 2021

Applicant: Mr and Mrs Grajcarek

Location: **27 Thrifts Mead, Theydon Bois, Epping, CM16 7NF**

Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.00 m, height to eaves of 3.00 m and a maximum height of 3.15 m.

8. Planning Clerk's Report.

9. To Note:

- (1) A letter from Harlequin Group, working for and on behalf of Cellnex, outlining proposed communications installation works for Vodafone Ltd at Theydon Bois BT Exchange to upgrade equipment as part of the mobile operator's 5G networks. Works to comprise installation of 3 x 5G capable antennas, a GPS node, and ancillary apparatus. Maximum height of new equipment = 11.75 m; maximum height of current equipment = 11.5 m. Installation as currently proposed not requiring formal planning approval.
- (2) Businesses can apply to Epping Forest District Council for a Temporary Pavement Licence that allows removable tables and chairs to be placed outdoors next to their business so that food and drinks can be served outside, helping customers to stay COVID-secure. Temporary Pavement Licences will continue until 30 September 2022. Where a licence is granted, clear access routes on the highway will need to be maintained, taking into account the needs of all users.
- (3) The recent Government Consultation on the 'NPPF and National Model Design Code'. Responses to be received by 27th March 2021: [National Planning Policy Framework and National Model Design Code: consultation proposals](#) (A consultation on draft revisions to the National Planning Policy Framework and a new draft National Model Design Code).

10. Any Other Matters relating to Planning, without decision.

Signed: Jane Sounes, Planning Clerk

Date of issue: 12th March 2021