

Theydon Bois Parish Council Planning Committee Meeting

Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER
Clerk to the Council: Mrs Jennifer Endean 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** on planning@theydonbois-pc.gov.uk by **17.00 on Wednesday 1st September 2021***

The Meeting will be held in the Oak Room at the Village Hall. Social distancing should be observed and wearing a face covering is individual choice. We will not be providing paper copies of the Agenda – if you wish to receive an electronic version please email the Planning Clerk before the meeting.

To: Members of Theydon Bois Parish Council Planning Committee

Dated: 27th August 2021

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 2nd September 2021** at **8.00 PM** for the purpose of transacting the following business:

Jane Sounes, Planning Clerk to the Council

AGENDA

1. Apologies for Absence

2. Minutes of the Meeting held on Thursday 19th August 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/1839/21** Officer: Muhammad Rahman RETURN: 6th September 2021
Applicant: Mr Damien Muretti
Location: **10 Baldocks Road, Theydon Bois, Epping CM16 7EB**
Proposal: Loft conversion with rear dormer and Juliet balcony (amended application to EPF/0792/21).

Application No: **EPF/1840/21** Officer: Muhammad Rahman RETURN: 6th September 2021
Applicant: Mr Damien Muretti
Location: **12 Baldocks Road, Theydon Bois, Epping CM16 7EB**
Proposal: Loft conversion with a rear dormer.

Application No: **EPF/1958/21** Officer: David Maguire RETURN: 13th September 2021
Applicant: Mr Steve Townsend
Location: **1A Graylands, Theydon Bois, Epping CM16 7LB**
Proposal: Loft extension.

6. To Consider the following Approval of Details Applications:

Application No: **EPF/2019/21**

Officer: Sophie Ward Bennett RETURN: 6th September 2021

Applicant: Mr L Dalligan

Location: **36 Blackacre Road, Theydon Bois, Epping CM16 7LU**

Proposal: Application for Approval of Details reserved by conditions 3 “details of the type and colours of the external finishes”, 6 “scheme to enhance the nature conservation interest of the site, including provision of bird and bat boxes” & 7 “full details of both hard and soft landscape works (including tree planting) and implementation programme” for EPF/1420/21 (Two storey side and rear extension. Loft room with rear dormer. Façade alterations).

Application No: **EPF/2057/21**

Officer: Sophie Ward Bennett RETURN: 13th September 2021

Applicant: The City of London Corporation

Location: **Land lying south of Coppice Row, Theydon Bois, Epping CM16 7DR**

Proposal: Application for Approval of Details reserved by condition 3 “details of surface water drainage & scheme for introduction of natural flood management” for EPF/0659/20. (Construction of a reinforced grass / concrete block spillway to the earth embankment dam b) A permanent lowering of water levels in the lake, to mitigate leakage issues. c) Regrading the varying dam crest levels to a common datum, with construction of a gravel emergency access track along the dam crest to include geogrid reinforcement so as to form a root protection platform for construction and future maintenance vehicles. d) Construction of an approx 700m long gravel haul road through the site, for purposes of construction access & future maintenance access to the dam).

7. Planning Clerk’s Report

8. To Discuss: An outline of the Planning Committee’s response to the Public Consultation on the Main Modifications (and Additional Modifications) to the Epping Forest District New Local Plan (2011-2033). Final date for responses is Thursday 23rd September 2021.

9. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 27th August 2021