

# 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](mailto:planning@theydonbois-pc.gov.uk) by **17.00 on Monday 30<sup>th</sup> May 2022***

*The Meeting will be held in the small hall at the Village Hall. Social distancing will be observed and wearing a face covering is suggested. 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: 25<sup>th</sup> May 2022**

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Tuesday 31<sup>st</sup> May 2022** 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 12<sup>th</sup> May 2022**

**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/0653/22** Officer: Alastair Prince RETURN: 13<sup>th</sup> June 2022  
Applicant: Miss Belinda Payne  
Location: **21 Woburn Avenue, Theydon Bois, Epping CM16 7JR**  
Proposal: Extend an existing garden building.

Application No: **EPF/0722/22** Officer: Rhian Thorley RETURN: 1<sup>st</sup> June 2022  
Applicant: Paul Elliott  
Location: **34 Morgan Crescent, Theydon Bois, Epping CM16 7DX**  
Proposal: Remove existing ground floor conservatory, detached garage & car port. Re-build, what was the conservatory area into a kitchen & connect & re-build a larger garage with a new front entrance & lobby with roof light. Wrap-around 2 metre wide roof canopy (to meet new first floor room) with 3 roof lights to kitchen and 3 roof lights to Garage. New room on first floor with roof light to proposed shower (Revised application to EPF/2910/21).

Application No: **EPF/0726/22** Officer: Ian Ansell RETURN: 8<sup>th</sup> June 2022  
Applicant: Mrs and Mrs E & M Maxwell  
Location: **Magnolia House, Abridge Road, Theydon Bois, Epping CM16 7NR**  
Proposal: Construction of Pond and Associated Landscaping and Drainage Works.

Application No: **EPF/0793/22**

Officer: Alastair Prince

RETURN: 13<sup>th</sup> June 2022

Applicant: Bolton

Location: **35 Dukes Avenue, Theydon Bois, Epping CM16 7HG**

Proposal: Single storey outbuilding to replace existing outbuilding for use as a home gym and storage use with provision for solar on roof.

Application No: **EPF/0816/22**

Officer: Rhian Thorley

RETURN: 8<sup>th</sup> June 2022

Applicant: Mr and Mrs S Shahir

Location: **9 Heath Drive, Theydon Bois, Epping CM16 7HL**

Proposal: Single storey rear infill extension with flat roof and roof lantern. Proposed dwelling entrance to be relocated to front of dwelling. Existing side entrance opening becomes a glazed screen. The existing pitched roof over the bay window is extended to cover the new entrance with a new gable roof feature. The existing garage door opening is infilled with masonry to match the existing along with a new window opening. A new rear bedroom ensuite shower room is to have a side facing velux roof window and be non-opening between finished floor level and 1700mm measured vertically.

Application No: **EPF/0819/22**

Officer: Muhammad Rahman

RETURN: 8<sup>th</sup> June 2022

Applicant: Mr Sidney Field

Location: **58 Forest Drive, Theydon Bois, Epping CM16 7EZ**

Proposal: Part two storey and part single storey rear extension, single storey side extension, conversion of loft & internal changes.

Application No: **EPF/0977/22**

Officer: Alastair Prince

RETURN: 13<sup>th</sup> June 2022

Applicant: Mr and Mrs P Lee

Location: **1 The Weind, Theydon Bois, Epping CM16 7HP**

Proposal: Single storey side and rear extension with flat roof and glazed roof lantern.

Application No: **EPF/1003/22**

Officer: Rhian Thorley

RETURN: 13<sup>th</sup> June 2022

Applicant: Mr & Mrs Robert Marshall

Location: **32 Hill Road, Theydon Bois, Epping CM16 7LX**

Proposal: Enlargement of existing two storey side extension at Ground and First floors.

#### **6. To Consider the following Certificate of Lawful Development application:**

Application No: **EPF/0948/22**

Officer: Mohinder Bagry

RETURN: 6<sup>th</sup> June 2022

Applicant: Mr Joseph Stone

Location: **52 Purlieu Way, Theydon Bois, Epping CM16 7EH**

Proposal: Certificate of lawful development for a proposed hip to gable loft extension and rear dormer window in connection with a loft conversion.

#### **7. To Consider the following Prior Approval application:**

Application No: **EPF/1121/22**

Officer: Graham Courtney

RETURN: 13<sup>th</sup> June 2022

Applicant: Mr Roy Hitch – Ourtime Design

Location: **Wain, Coppice Row, Theydon Bois, Epping CM16 7ER**

Proposal: Prior approval for a 6.65 metre deep single storey rear extension, height to eaves 3.00 metres and maximum height 4.00 metres.

#### **8. Planning Clerk's Report**

#### **9. Any Other Matters relating to Planning, without decision**

Signed: ..... Jane Sounes, Planning Clerk

Date of issue: 25<sup>th</sup> May 2022