

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** at planning@theydonbois-pc.gov.uk by **17.00 on Wednesday, 14 December 2022**. The Meeting will be held in the small hall at the Village Hall and social distancing will be observed. 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: **9th December 2022**

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 15th December 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 1st December 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/2642/22**

Officer: Rhian Thorley

RETURN: 19th December 2022

Planning History File Number: 026540

Location: **46 Theydon Park Road, Theydon Bois, Epping CM16 7LP**

Proposal: Resubmission of refused application EPF/1761/22 • Removing the existing garage and conservatory. • Singles storey front extension to provide a new garage. • Two storey front and side extensions to provide a front porch with a galleried style staircase, living room and a bedroom. • Rear extension with a flat roof to provide a dining area. • Two storey rear extension to provide a sitting on the ground floor and a bedroom on the first floor. • Raising the existing roof to neighbours height to provide adequate space in the loft for a bedroom and an office with two dormers to the front and a dormer to the back. • Internal alterations on ground and first floor. • Changing the external material from render to Cedral boarding as shown on side elevation 1. • Replacing the front windows with timber sash windows.

Application No: **EPF/2505/22**

Officer: Mohinder Bagry

RETURN: 26th December 2022

Planning History File Number: 000290

Location: **Greys Farm, Green Glade, Theydon Bois, Epping, CM16 7LZ**

Proposal: Proposed front porch canopy & extended rear balcony.

Application No: **EPF/2559/22**

Officer: Sukhvinder Dhadwar

RETURN: 19th December 2022

Planning History File Number: 030081

Location: **38 Forest Drive, Theydon Bois, Epping CM16 7EZ**

Proposal: Retrospective application for alterations to approved boundary wall.

Application No: **EPF/2631/22** Officer: Mohinder Bagry RETURN: 26th December 2022
Planning History File Number: 021782
Location: **22 Hornbeam Road, Theydon Bois, Epping, CM16 7JX**
Proposal: New front dormer & conversion of existing garage

6. To Consider the following Amended Full Planning Application:

Application No: **EPF/1438/22** Officer: Muhammad Rahman RETURN: 22nd December 2022
Planning History File Number: 002918
Location: **45 Dukes Avenue, Theydon Bois, Epping, CM16 7HQ**
Proposal: Double storey side / rear and single storey rear extensions. Amended plans.

7. To Consider the following Certificate of Lawful Development Application:

Application No: **EPF/2632/22** Officer: Mohinder Bagry RETURN: 26th December 2022
Planning History File Number: 021782
Location: **22 Hornbeam Road, Theydon Bois, Epping, CM16 7JX**
Proposal: Application for a Lawful Development certificate for a proposed loft conversion & garage conversion.

8. To Consider the following Prior Approval Planning Application:

Application No: **EPF/2630/22** Officer: Graham Courtney RETURN: 19th December 2022
Planning History File Number: 021782
Location: **22 Hornbeam Road, Theydon Bois, Epping CM16 7JX**
Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 2.51 metres & a maximum height of 2.51 metres.

9. To Consider the following Change of Hours Application:

Planning Application No: **EPF/2709/22** Officer: Ian Ansell RETURN: 5th January 2023
Planning History File Number: 016026
Location: **14 Forest Drive, Theydon Bois, Epping, CM16 7EY**
Proposal: Application for a proposed change of hours from 6pm to 10pm.

10. To Consider the following Variation of Premises Licence Application:

Licensing Application: WK/202249679 RETURN: 22nd December 2022
Location: **14 Forest Drive, Theydon Bois, Epping CM16 7EY**
Proposal: To extend opening trading hours Monday to Sunday to 08.00–22.00 hours, to include provision of recorded music, late night refreshment and the sale of alcohol. <http://planpub.eppingforestdc.gov.uk/NorthgatePublicDocs/00874899.pdf>

11. Planning Clerk's Report

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

Signed: Jane Sounes, Planning Clerk

Date of issue: 9th December 2022