

# 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](mailto:planning@theydonbois-pc.gov.uk) by **17.00 on Wednesday, 15<sup>th</sup> March 2023**. 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: **9<sup>th</sup> March 2023**

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 16<sup>th</sup> March 2023** 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 2<sup>nd</sup> March 2023

**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/1362/22** Officer: Muhammad Rahman RETURN: 27th March 2023  
Planning History File Number: 003298  
Location: **Preceptors House, Coppice Row, Theydon Bois, Epping, CM16 7DN**  
Proposal: Landscaping of the Garden, including a new fence and patio area, new flower beds, seating and pergola.

Application No: **EPF/2728/23** Officer: Marie-Claire Tovey RETURN: 27th March 2023  
Planning History File Number: 002689  
Location: **Blunts Farm, Coopersale Lane, Theydon Bois, Epping, CM16 7NT**  
Proposal: Demolition of existing structures and erection of new storage buildings, recessed into the existing earth bund; retention of 2 no. storage containers within yard and new landscaping to visually contain the existing yard.

Application No: **EPF/0355/23** Officer: Mohinder Bagry RETURN: 27th March 2023  
Planning History File Number: 020196  
Location: **52 Purlieu Way, Theydon Bois, Epping, CM16 7EH**  
Proposal: Side and rear extension.

Application No: **EPF/0376/23** Officer: Sukhvinder Dhadwar RETURN: 27th March 2023  
Planning History File Number: 015604  
Location: **50 Morgan Crescent, Theydon Bois, Epping, CM16 7DX**  
Proposal: Rear single storey extension with pitched roof and 3m x 1m roof window. Rear first floor extension to infill corner. Single storey side extension. Retention of existing conservatory and rebuilding of existing store area abutting dwelling.

Application No: **EPF/0428/23**

Officer: Sukhvinder Dhadwar

RETURN: 27th March 2023

Planning History File Number: 010221

Location: **37A Theydon Park Road, Theydon Bois, Epping, CM16 7LR**

Proposal: New railings and gates to front garden.

**6. To Consider the following Amended Planning Application:**

Application No: **EPF/0099/23**

Officer: Muhammad Rahman

RETURN: 23<sup>rd</sup> March 2023

Planning History File Number: 002736

Location: **20 Dukes Avenue, Theydon Bois, Epping, CM16 2HE**

Proposal: Proposed 1m high rear decking with glazed safety rails \*AMENDED DESCRIPTION & PLANS\*

**7. To Consider the following Tree Preservation Order Application:**

Application No: **EPF/0405/23**

Officer: Robin Hellier

RETURN: 27th March 2023

Planning History File Number: 005073

Location: **St Mary's Church, Coppice Row, Theydon Bois, Epping**

Proposal: TPO/EPF/11/84 (Ref: A2). T1: Horse Chestnut – reduce crown and lateral branches by up to 3.5m, as specified.

**8. To Consider the following Certificate of Lawful Development Applications:**

Application No: **EPF/0394/23**

Officer: Caroline Brown

RETURN: 27th March 2023

Planning History File Number: 016567

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

Proposal: Certificate of lawful development for a proposed single storey side extension.

Application No: **EPF/0396/23**

Officer: Marie-Claire Tovey

RETURN: 27th March 2023

Planning History File Number: 005016

Location: **Ambresbury House, Theydon Road, Theydon Bois, Epping, CM16 4EF**

Proposal: Certificate of lawful development for a proposed 1m high fence adjacent to the boundary and a 2m high wall and 1m high gate.

**9. To Consider the following Approval of Details Application:**

Application No. **EPF/0335/23**

Officer: Frederique Caillat

RETURN: 20<sup>th</sup> March 2023

Planning History File Number: 012163

Location: **4-6 Theydon Park Road, Theydon Bois, Epping, CM16 7LW**

Proposal: Application for approval of details reserved by condition 3'External Finishes' and Condition 4 'Brickwork sample' on planning approval EPF/0910/18 (Grade II listed building application for demolition and rebuilding of an existing 1950s side garage, demolition of existing single storey additions and erection of a new replacement single storey rear extension, minor changes to the rear ground floor of the original no. 4, and the remodelling of the rear ground floor fenestration of the original no. 6.)

**10. Planning Clerk's Report**

**11. To Note: Adoption of the Epping Forest District Local Plan 2011–2033 as approved at the Extraordinary Meeting of Epping Forest District Council held on 6<sup>th</sup> March 2023.**

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

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

Date of issue: 9<sup>th</sup> March 2023