

# 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, 17<sup>th</sup> May 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: **12<sup>th</sup> May 2023**

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 18<sup>th</sup> May 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. Approval of Minutes of the meeting held on Thursday 23<sup>rd</sup> March 2023

Approval of Minutes of the Meeting held on Thursday 4<sup>th</sup> May 2023 – deferred to the next meeting.

**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/0474/23**

Officer: Muhammad Rahman

RETURN: 22nd May 2023

Planning History File Number: 011267

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

Proposal: Part two storey and part single storey rear extension. Double storey side extension. Conversion of loft. Internal changes.

Application No: **EPF/0839/23**

Officer: Sukhvinder Dhadwar

RETURN: 29th May 2023

Planning History File Number: 031613

Location: **22 Piercing Hill, Theydon Bois, Epping, CM16 7JW**

Proposal: Proposed new attached outbuilding with storage and utility at ground floor and a home office within the loft, following the demolition of the existing flat roofed garage/store.

Application No: **EPF/0880/23**

Officer: Caroline Brown

RETURN: 29th May 2023

Planning History File Number: 030556

Location: **59 Woburn Avenue, Theydon Bois, Epping, CM16 7JR**

Proposal: Rear single storey extension with flat roof window. Doors to rear elevation. The flank elevation facing 61 Woburn Avenue has an eaves height of 2.1m measured from the ground so as to lessen any impact on the neighbouring property. The roof to this elevation is pitched to further lessen any impact.

Application No: **EPF/0903/23**

Officer: Kie Farrell

RETURN: 29th May 2023

Planning History File Number: 008641

Location: **Auchinleck, Theydon Park Road, Theydon Bois, Epping, CM16 7LS**

Proposal: Demolition of an existing bungalow and ancillary accommodation and erection of 1 no. four-bedroom bungalow configured over two floors with associated parking, amenity spaces, refuse and cycle store.

Application No: **EPF/0905/23**

Officer: Rhian Thorley

RETURN: 29th May 2023

Planning History File Number: 031929

Location: **The Old Barn, Theydon Hall Farm, Abridge Road, Theydon Bois, Epping, CM16 7NR**

Proposal: Rear conservatory.

#### **6. To Consider the following Prior Approval Planning Application:**

Application No: **EPF/0943/23**

Officer: Graham Courtney

RETURN: 22nd May 2023

Planning History File Number: 020677

Location: **39 Woodland Way, Theydon Bois, Epping, CM16 7DY**

Proposal: Prior approval for a 6 metre deep single storey rear extension, removal of existing rear / side utility room. Single storey rear extension adjoining an existing single storey rear extension. The combined extensions will extend 6m from the original rear elevation. The width of the rear extension will be no wider than the width of the original dwelling. The extension height measured from the natural ground level will be no higher than 3m. The proposed roof lantern will be no nearer than 2m from the property boundary and will not exceed 4m in height measured from the natural ground level. Materials used in the construction will match the existing.

#### **7. To Consider the following Approval of Details Planning Application:**

Application No: **EPF/0884/23**

Officer: Frederique Caillat

RETURN: 22nd May 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', condition 4 'Sample Brickwork', condition 5 'Additional Drawings' and condition 6 'Rainwater Goods' on planning permission 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).

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

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

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

Date of issue: 12<sup>th</sup> May 2023