

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 19th July 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: **14th July 2023**

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 20th July 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 6th July 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/0292/21**

Officer: Marie-Claire Tovey

RETURN: 27th July 2023

Planning History File Number: 000807

Location: **Land North of Forest Drive, Forest Drive, Theydon Bois, Epping, CM16 7HH**

Proposal: Erection of 38 residential dwellings with access from Forest Drive, and provision of associated open space, services and landscaping ** Further amended plans and supporting information **

Application No: **EPF/1277/23**

Officer: Caroline Brown

RETURN: 24th July 2023

Planning History File Number: 003939

Location: **27 Woburn Avenue, Theydon Bois, Epping, CM16 7JR**

Proposal: Demolition of the existing rear extension and construction of a single storey wrap around extension at ground floor, minor internal alterations and loft conversion with rooflights.

Application No: **EPF/1420/23**

Officer: Mohinder Bagry

RETURN: 31st July 2023

Planning History File Number: 005212

Location: **4 Baldocks Road, Theydon Bois, Epping CM16 7EB**

Proposal: 1. Removal of existing single storey rear and side extension and car port. Addressing the reasons application EPF/0591/23 was refused. This re-submission design is changed as follows - 2. Proposed two storey side extension and single storey rear extension. The single storey rear extension is smaller in plan size than the extensions which currently exist. On the boundary with No2, the extension extends no greater than the existing. On the boundary with No 6 the extension extends significantly less into the garden than the existing and is less wide. 3. No industrial materials are proposed. Facing materials are brickwork with feature corner brickwork detailing and render. 4. The size and design of rear extension glazing is reduced and the appearance is more domestic. Sunlight reflection is non material. 5. The roof form over the two storey side extension is reduced in scale and is less urban with a double hipped roof design. 6. The side extension is in common with a plethora of similar size extension which exist through Theydon Bois and the near locality.

6. To consider the following Tree Preservation Order Application:

Application No: **EPF/1446/23**

Officer: Robin Hellier

RETURN: 31st July 2023

Planning History File Number: 000151

Location: **1 Thrifts Hall Farm Mews, The Coach House, Abridge Road, Theydon Bois, Epping CM16 7NL**

Proposal: TPO/EPF/41/10. T50: Lime – Fell and Replace, as specified.

7. To consider the following Approval of Details Application:

Application No: **EPF/1476/23**

Officer: Caroline Brown

RETURN: 31st July 2023

Planning History File Number: 016567

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

Proposal: Application for approval of details reserved by condition 3 'External Finishes', condition 4 'Additional Drawings', condition 8 'Archaeological Investigation', condition 12 'Building Regulations upgrading' and condition 16 'Tree Protection and Arboricultural Method Statement' on planning permission EPF/1446/22 (Demolition of 21st century single storey extension to the rear and one and a half storey rear projection. Erection of a part one and a half storey extension and single storey extension to the rear. Creation of a part basement under the footprint of the building. Part re-configuration of the ground floor, first floor and second floor)

8. Planning Clerk's Report

9. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 14th July 2023