

**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> November 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> November 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> November 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 2<sup>nd</sup> November 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/2246/23**      Officer: Marie-Claire Tovey      RETURN: 20<sup>th</sup> November 2023  
Planning History File Number: 031846  
Location: **39 and 39a Dukes Avenue, Theydon Bois, Epping, CM16 7HG**  
Proposal: Proposed vehicle crossovers to serve 39 and 39a Dukes Avenue.

Application No: **EPF/2282/23**      Officer: Kelly Sweeney      RETURN: 20<sup>th</sup> November 2023  
Planning History File Number: 015148  
Location: **79 Coppice Row, Theydon Bois, Epping, CM16 7DL**  
Proposal: Existing roof altered to provide additional floor space, demolition of side extension, new extension to rear. Internal alterations. Existing garage to become habitable room.

Application No: **EPF/2301/23**      Officer: Nathaniel Raimi      RETURN: 20<sup>th</sup> November 2023  
Planning History File Number: 032025  
Location: **12 Heath Drive, Theydon Bois, Epping, CM16 7HL**  
Proposal: Two Storey Side extension. Single Storey Rear Extension.

Application No: **EPF/2318/23**      Officer: Nathaniel Raimi      RETURN: 27<sup>th</sup> November 2023  
Planning History File Number: 004807  
Location: **West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR**  
Proposal: Replacement and relocation of porch and replacement of rear extension.

**6. To consider the following Prior Approval Application:**

Application No: **EPF/2281/23**

Officer: James Rogers

RETURN: 27<sup>th</sup> November 2023

Planning History File Number: 032052

Location: **31 Buxton Road, Theydon Bois, Epping CM16 7HD**

Proposal: Prior approval for a 4.00m deep single storey extension, height to eaves 3.00m and maximum height of 3.24m.

**7. Planning Clerk's Report**

**8. To Note: Essex Planning Officers Association consultation on potential changes to the Essex Parking Standards: Comments via survey invited by 4<sup>th</sup> December 2023 <https://consultations.essex.gov.uk/rci/essex-parking-guidance-consultation-2023>**

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

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

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