

Theydon Bois Parish Council
Planning Committee Meeting
Parish Office, The Village Hall, Coppice Row, Theydon Bois, Essex CM16 7ER
Clerk to the Council: Mrs Julia Gale 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 5th June 2024**. The Meeting will be held in the small hall at the Village Hall.

To: Members of Theydon Bois Parish Council Planning Committee

Dated: 31st May 2024

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 6th June 2024** at **8 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 23rd May 2024

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/0927/24**

Officer: Samuel Finnis

RETURN: 10th June 2024

Planning History File Number: 007434

Location: **Delfafords Cottage, Theydon Road, Theydon Bois, Epping, CM16 4EE**

Proposal: The proposal seeks planning permission for an orangery style single storey link for existing kitchen to the detached garage to use the existing garage as a kitchen diner with a slate roofed, enclosed porch at existing front door entrance.

Application No: **EPF/0953/24**

Officer: Rhian Thorley

RETURN: 10th June 2024

Planning History File Number: 032202

Location: **7 Heath Drive, Theydon Bois, Epping, CM16 7HL**

Proposal: Single storey rear and side extension.

Application No: **EPF/0974/24**

Officer: Kelly Sweeney

RETURN: 10th June 2024

Planning History File Number: 005658

Location: **26 Piercing Hill, Theydon Bois, Epping, CM16 7JW**

Proposal: A new replacement outbuilding of similar size to the existing outbuilding and in closer proximity to the main house.

Application No: **EPF/1019/24**

Officer: Rhian Thorley

RETURN: 17th June 2024

Planning History File Number: 031450

Location: **34 Morgan Crescent, Theydon Bois, Epping, CM16 7DL**

Proposal: Remove existing ground floor conservatory and re-build into a larger kitchen/dining area with an additional utility and front entrance & lobby with roof light. Wrap-around 2 & 1 metre wide roof canopy (to meet new first floor room) with 3 roof lights to kitchen and slit window to side. New room on first floor.

Application No: **EPF/1024/24** Officer: Amy Hallett RETURN: 17th June 2024
Planning History File Number: 015262
Location: **53 Coppice Row, Theydon Bois, Epping, CM16 7DW**
Proposal: Single storey rear extension. First floor rear infill extension. First floor side extension.

Application No: **EPF/1062/24** Officer: Samuel Finnis RETURN: 17th June 2024
Planning History File Number: 031723
Location: **Braeside, 28 Piercing Hill, Theydon Bois, Epping, CM16 7JW**
Proposal: Two-storey side and rear extensions, single storey extension and alterations to the roof to accommodate dormer windows and all other associated works.

6. To consider the following Certificate of Lawful Development Applications:

Application No: **EPF/0951/24** Officer: Loredana Ciavucco RETURN: 10th June 2024
Planning History File Number: 004807
Location: **West Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DR**
Proposal: Certificate of lawful development for a proposed garden room.

Application No: **EPF/0957/24** Officer: Rhian Thorley RETURN: 10th June 2024
Planning History File Number: 032202
Location: **7 Heath Drive, Theydon Bois, Epping, CM16 7HL**
Proposal: Certificate of lawful development for a proposed side dormer loft extension.

Application No: **EPF/1016/24** Officer: Murtaza Poptani RETURN: 17th June 2024
Planning History File Number: 004512
Location: **91 Coppice Row, Theydon Bois, Epping, CM16 7DW**
Proposal: Certificate of lawful development for a proposed loft conversion with a small rear dormer and front rooflights.

7. To consider the following Approval of Details Application:

Application No: **EPF/1068/24** Officer: Rhian Thorley RETURN: 17th June 2024
Planning History File Number: 031619
Location: **44 Blackacre Road, Theydon Bois, Epping, CM16 7LU**
Proposal: Application for approval of details reserved by condition 4 'Levels' and condition 5 'Landscaping' on planning permission EPF/0529/23 allowed on appeal (New single-storey rear extension at lower ground floor level and replacement of existing single-storey side extension, with two storey rear side return infill to provide vertical circulation)

8. Planning Clerk's Report

9. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 31st May 2024