

**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](mailto:planning@theydonbois-pc.gov.uk) by **17.00 on Wednesday 28<sup>th</sup> August 2024**. The Meeting will be held in the small hall at the Village Hall.*

**To: Members of Theydon Bois Parish Council Planning Committee**

**Dated: 23<sup>rd</sup> August 2024**

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 29<sup>th</sup> August 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 15<sup>th</sup> August 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/1591/24**

Officer: Loredana Ciavucco

RETURN: 2<sup>nd</sup> September 2024

Planning History File Number: 001918

Location: **96 Dukes Avenue, Theydon Bois, Epping, CM16 7HF**

Proposal: Part conversion of existing garage, two storey rear extension with pitched roof over, loft conversion with side dormer. Change of existing first floor side roof to pitched. New front entrance canopy.

Application No: **EPF/1598/24**

Officer: Yee Cheung

RETURN: 9<sup>th</sup> September 2024

Planning History File Number: 003746

Location: **4 Hill Road, Theydon Bois, Epping, CM16 7LX**

Proposal: Two storey rear extension with part single storey including rear dormer (Now known as 4A).

**6. To consider the following Certificate of Lawful Development planning application:**

Application No: **EPF/1618/24**

Officer: Samuel Finnis

RETURN: 9<sup>th</sup> September 2024

Planning History File Number: 005483

Location: **24 Piercing Hill, Theydon Bois Epping, CM16 7JW**

Proposal: Certificate of lawful development for a proposed garden room and office.

**7. To consider the following Approval of Details Reserved by a Condition planning application:**

Application No: **EPF/1597/24**

Officer: Caroline Brown

RETURN: 2<sup>nd</sup> September 2024

Planning History File Number: 015584

Location: **Longways, 3 Hornbeam Close, Theydon Bois Epping, CM16 7JS**

Proposal: Application for approval of details reserved by condition 4 'Levels', condition 9 'Surface Water Disposal', condition 11 'Hard and Soft Landscaping' and condition 12 A/B 'Contamination' on planning permission EPF/2174/23 (Replacement dwelling at 3 Hornbeam Close, for a new 4-bedroom detached bungalow dwelling, with front and rear dormers)

**8. Planning Clerk's Report**

**9. To consider the Parish Council's response to the UK Government public consultation on proposed reforms to the National Planning Policy Framework and other changes to the planning system [NPPF Reforms UK.Gov Consultation](#)**

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

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

Date of issue: 23<sup>rd</sup> August 2024