

**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 11<sup>th</sup> September 2024**. The Meeting will be held in the small hall at the Village Hall.

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

**Dated: 6<sup>th</sup> September 2024**

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 12<sup>th</sup> September 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 29<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/1633/24**

Officer: Mohinder Bagry

RETURN: 16<sup>th</sup> September 2024

Planning History File No: 001505

Location: **50 Blackacre Road, Theydon Bois, Epping, CM16 7LU**

Proposal: Replacement garage and patio with 1.8m high obscure glazed screen panel, basement, two storey front and side extensions, single storey extension with rooflights, raising the main roof height to accommodate a loft conversion with a rear dormer, front rooflights, new openings and other minor alterations.

Application No: **EPF/1662/24**

Officer: Loredana Ciavucco

RETURN: 16<sup>th</sup> September 2024

Planning History File Number: 012362

Location: **25 Piercing Hill, Theydon Bois, Epping, CM16 7JW**

Proposal: Single storey rear extension in an 'Orangery' style.

Application No: **EPF/1703/24**

Officer: Rhian Thorley

RETURN: 23rd September 2024

Planning History File Number: 003902

Location: **17 Purlieu Way, Theydon Bois, Epping, CM16 7EH**

Proposal: Proposed two storey corner extension on front of property. Reinstatement of entrance door in original location with roof canopy over extending to corner of property. Window changes and proposed render finish to all elevations retaining the brickwork corner detailing to front.

**6. To consider the following Non-Material Amendment to a grant of Planning Permission:**

Application No: **EPF/1707/24**

Officer: Rhian Thorley

RETURN: 16<sup>th</sup> September 2024

Planning History File Number: 008422

Location: **Granville, 119 Theydon Park Road, Theydon Bois, Epping, CM16 7LS**

Proposal: Non-Material Amendment to EPF/3364/17 (allowed on appeal) (Demolition of existing dwelling, erection of replacement dwelling and front boundary fence. Erection of detached garage and relocate vehicular access point).

**7. Planning Clerk's Report**

**8. To discuss 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](#)**

**9. To note: Epping Forest District Council Consultation on Pavement Licensing Policy 2025**

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

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

Date of issue: 6<sup>th</sup> September 2024