

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, 18th December 2024**. The Meeting will be held in the small hall at the Village Hall.*

To: Members of Theydon Bois Parish Council Planning Committee

Dated: 13th December 2024

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday, 19th December 2024** at **8pm** 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 7th November 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/2279/24**

Officer: Alex Sadowsky

RETURN: 23rd December 2024

Planning History File: 008641

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

Proposal: Demolition of an existing bungalow and ancillary accommodation and erection of 1 no. four-bedroom bungalow configured over two floors with associated parking, amenity spaces, refuse and cycle store.

Application No: **EPF/2380/24**

Officer: Suleman Uddin

RETURN: 30th December 2024

Planning History File Number: 002350

Location: **10 Purlieu Way, Theydon Bois, Epping CM16 7ED**

Proposal: First floor side and rear extension above existing ground floor, with infill ground floor extension at rear corner, plus hip to gable roof extension.

Application No: **EPF/2408/24**

Officer: Samuel Finnis

RETURN: 30th December 2024

Planning History File Number: 007873

Location: **35 Morgan Crescent, Theydon Bois, Epping CM16 7DU**

Proposal: Single storey rear extension.

6. To consider the following Tree Preservation Order Planning Application:

Application No: **EPF/2417/24**

Officer: Robin Hellier

RETURN: 30th December 2024

Planning History File Number: 017500

Location: **5 Piercing Hill, Theydon Bois, Epping CM16 7JN**

Proposal: TPO/EPF/25/99. T1: Oak – Reduce lateral branches on NW side by up to 2.5m, as specified.

7. To note the following Non-Material Amendment to a Grant of Planning Permission:

Application No: **EPF/2290/24**

Officer: Muhammad Rahman

RETURN: EFDC Decision: Approve

Planning History File Number: 015614

Location: **31 Piercing Hill, Theydon Bois, Epping, CM16 7JW**

Proposal: Non-Material Amendment to EPF/1680/21 (Application for amendment to EPF/0459/15 to raise front gable and ridge of new roof) – Change in External Finishes to Rear Elevation.

8. Planning Clerk's Report

9. To receive a brief update re. planning matters, as mentioned at the recent Local Councils' Liaison Committee meeting, held at EFDC on 21st November 2024

10: To Note the publication of the revised National Planning Policy Framework ('NPPF'), December 2024.

11. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 13th December 2024