

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 Monday, 17th March 2025**. The Meeting will be held in the small hall at the Village Hall.

To: Members of Theydon Bois Parish Council Planning Committee

Dated: 12th March 2025

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Tuesday, 18th March 2025** 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 4th March 2025

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/0173/25**

Officer: Rhian Thorley

RETURN: 24th March 2025

Planning History File Number: 002021

Location: **29 Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: Demolition of existing side extensions and garage, construction of two-storey side and rear extensions and creation of basement.

Application No: **EPF/0421/25**

Officer: Caroline Brown

RETURN: 31st March 2025

Planning History File Number: 032410

Location: **47 Dukes Avenue, Theydon Bois, Epping CM16 7HQ**

Proposal: Two storey side extension under a pitched roof. Single storey rear extensions with flat roofs. Extension off rear living space to have a roof lantern. New front main entrance with pitched roof over. (Bay window roof extended across property frontage). Feature front elevation diamond shaped window retained. Brickwork corner detailing proposed throughout.

6. To consider the following Certificate of Lawful Development Planning Application:

Application No: **EPF/0441/25**

Officer: Klajdi Koci

RETURN: 31st March 2025

Planning History File Number: 002750

Location: **27 Piercing Hill, Theydon Bois, Epping CM16 7JW**

Proposal: Certificate of Lawful Development for proposed removal of existing outbuildings and construction of new outbuilding.

7. To consider the following Prior Approval for a Larger Home Extension Planning Application:

Application No: **EPF/0453/25**

Officer: James Rogers

RETURN: 31st March 2025

Planning History File Number: 032411

Location: **4 College Place, Coppice Row, Theydon Bois, Epping CM16 7DR**

Proposal: Prior approval for a 6.0m deep single storey rear extension, height to eaves 3.0m and maximum height 3.0m proposed single storey rear extension.

8. To consider the following Approval of Details Reserved by a Condition Planning Application:

Application No: **EPF/0467/25**

Officer: Caroline Brown

RETURN: 31st March 2025

Planning History File Number: 016567

Location: **Little Gregories, Little Gregories Lane, Theydon Bois, Epping CM16 7JP**

Proposal: Application for approval of details reserved by condition 6 Brickwork on planning permission EPF/1446/22 (Demolition of 21st century single storey extension to the rear and one and a half storey rear projection. Erection of a part one and a half storey extension and single storey extension to the rear. Creation of a part basement under the footprint of the building. Part re-configuration of the ground floor, first floor and second floor).

9. To consider the following Amended Full Planning Application:

Application No: **EPF/2531/24**

Officer: Mohinder Bagry

RETURN: 24th March 2025

Planning History File Number: 023712/031846

Location: **39 & 39A Dukes Avenue, Theydon Bois, Epping CM16 7HG**

Proposal: Proposed crossover serving 39 and 39A Dukes Avenue. **** AMENDED PLANS ****

10. Planning Clerk's Report

11. To note: GOV UK Guidance updated 27th February 2025: Advice on the role of the Green Belt in the planning system (This document provides details of how to assess 'grey belt' land in accordance with changes to policy within the revised National Planning Policy Framework ('NPPF') of December 2024)

12. To note: GOV UK Guidance published 27th February 2025: Funding to support local authorities with the costs of Green Belt reviews: Successful local authorities (EFDC and Harlow to carry out a Green Belt Review to assess areas that may be considered as 'grey belt' land).

13. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 12th March 2025