

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, 30th April 2025**. The Meeting will be held in the small hall at the Village Hall.

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

Dated: 25th April 2025

You are hereby summoned to attend a meeting of Theydon Bois Parish Council Planning Committee at Theydon Bois Village Hall on **Thursday 1st May 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 17th April 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/0586/25** Officer: Samuel Finnis RETURN: 5th May 2025
Planning History File Number: 022318
Location: **2 Heath Drive, Theydon Bois, Epping CM16 7HL**
Proposal: Proposed two storey side and rear extension.

Application No: **EPF/0702/25** Officer: Samuel Finnis RETURN: 5th May 2025
Planning History File Number: 013495
Location: **5 Baldocks Road, Theydon Bois, Epping CM16 7EB**
Proposal: Replacement of the existing rear ground floor extension with a part single-storey, part two-storey rear extension and loft conversion with rear dormer.

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

Application No: **EPF/0720/25** Officer: Klajdi Koci RETURN: 5th May 2025
Planning History File Number: 001891
Location: **97 Theydon Park Road, Theydon Bois, Epping CM16 7LS**
Proposal: Certificate of lawful development for a proposed garden room.

7. To consider the following Application to Vary a Premises Licence:

Premises Licence No: **LN/000003809** Officer: Debbie Houghton RETURN: 8th May 2025
Location: **Il Bacio, 19B Forest Drive, Theydon Bois, Epping CM16 7EX**
Proposal: Application to vary/remove conditions of the existing licence.

8. Planning Clerk's Report

9. Any Other Matters relating to Planning, without decision

Signed: Jane Sounes, Planning Clerk

Date of issue: 25th April 2025