



Theydon Bois Parish Council

Parish Office, The Village Hall, Coppice Row,
Theydon Bois, Essex CM16 7ER

Clerk to the Council: Mrs Jennifer Endean
Assistant Clerk to the Council: Mrs Julia Gale

Minutes of the Parish Council held at The Village Hall at 8.00pm on Thursday 27th February 2020

- **Councillors Present:** Cllr Gooch (Chair), Cllrs, Hannibal, Burn, Purkiss, Wood. Plus Additional councillors: Morton, Blake, Amos, Soutar.
- **Officers Present:** Jennifer Endean (Parish Clerk) Julia Gale (Assistant Clerk)
- **Members of the Public:** The Meeting was well attended, with 12 members of the public and PC Andy Cook in attendance.

1029. Apologies for Absence: Cllr Whitbread.

1030. To discuss & approve the Minutes of the Last Full Council Meeting held on Thursday 30th January 2020. **APPROVED**

1031. Disclosure of Interests with regard to specific items on the Agenda (existence of any Disclosable Pecuniary Interest, or existence and nature of Other Pecuniary Interest or a Non-Pecuniary Interest). The Council has adopted the Essex Public Law Partnership Code of Conduct.

1032. Public Participation session with regard to Specific Items on the Agenda
None.

1033. Police Liaison

PC Cook gave an update on crime statistics over the last two months. He was happy to report that there were few relating to Theydon. He commented on the successful police raid that day on car theft gangs in Stapleford Abbots.

He will also be attending the Community Cuppa on 25th March for crime prevention chat.

1034. Correspondence – Clerk’s Report

- It has been a busy month for the parish office. After Storm Ciara, a number of trees came down in the area. The Parish arranged for these to be cut up and removed from the Highway; Essex County Council were informed and asked to

clear the branches from the verges. Also, we have reported many blocked drains in the Village to Highways.

- The properties in Dukes Avenue which were reported to the Parish at the last full meeting have been written to and asked to cut back their plants from the footpaths.
- The Villager of the Year award will be made in May. Thank you for the suggestions so far, please forward any others to the Parish Office.
- Happy to report that the boarded-up shop window in Tesco's was because the glass cracked and not crime related.

1035. To receive reports from Parish Council Representatives on Outside

Organisation

Brief Update from the recent Meeting of the Epping Forest Branch of the Essex Association of Local Councils ('EALC'):

(TBPC Representatives in attendance: Cllr Anthony Purkiss and Cllr Elizabeth Burn)

The meeting took place at Epping Town Hall at 13.30 on Monday 24th February 2020, and was well-attended by both Councillors and Clerks from the respective Local Councils in the Epping Forest District.

Topics for discussion included:

A Presentation from Epping Forest District Council (EFDC) re. the District Council's provision of services when faced with unauthorised traveller encampments, and further discussion over whether Local Councils could apply for membership of the Essex County Traveller Unit (ECTU) scheme, to assist with the administration of such matters.

Concerns raised, with respect to (a) the effective clearance of Fly Tipping in parts of the District, (b) damage incurred to pavements and footpaths as the result of property development, and (c) general Planning Enforcement matters. Additionally, details of the Highways Rangers scheme were discussed (this having recently reverted to management by EFDC). The next Local Highways Panel meeting will take place on 30th March 2020.

Cllr Purkiss raised the issue of Finger-posts and their effective maintenance.

There was general concern around the table at the ongoing re-organisation of EFDC, and most Councillors and Clerks present felt that general levels of communication and service have deteriorated over recent months. A proposal was put, and seconded, for an EGM (to be held after the Council elections in May 2020), to which the Leader of the Council, Cllr Chris Whitbread, would be invited, and afforded the opportunity to address some of those concerns raised. A further request was also made for the Chief Executive, Georgina Blakemore, to be invited to attend the 'Local Councils' Liaison Committee' meeting, scheduled at EFDC, on the evening of Monday 16th March 2020.

Finally, the Committee received a presentation from Officers of the EALC, being Chairman: Cllr Peter Davey, CEO, Joy Darby, and Charlene Slade, explaining, in detail, the work of the EALC, including the provision of services offered, and training facilities in Great Dunmow. Joy Darby is retiring after 21 years, and the Chairman of the Epping Forest Branch proposed a vote of thanks for the considerable time, effort and dedication she has shown in her role at the EALC over so many years.

This is an informal update as Draft Minutes of the Meeting have yet to be circulated by the Clerk to the Committee.

1036. To receive reports from District and/or County Councillors

Cllr Whitbread was unable to attend due to a previous commitment.

Cllr Philip gave an update on Epping Forest District Council (EFDC) matters:

The Number 87 bus route has been saved for six months due to match funding from EFDC. It will become a hail and ride service between Loughton and Ivy Chimneys to allow school children to go to Davenant School.

The council tax has been frozen by EFDC for the coming year.

There have been appointments of Officers for Sustainable Transport and Climate Change. Highway Rangers are coming back under EFDC charge. £500,000 has been earmarked for schemes for cycling and climate change.

Councillors agreed a motion, to condemn all forms of racism and adopt the International Holocaust Remembrance Alliance (IHRA) guidelines which define manifestations of antisemitism – prompting a lively debate and discussion.

EFDC have set up their own in-house development company (Qualis) to take forward any developments the District wish to make and to take over maintenance and development of housing stock.

1037. Finance and General Purposes Committee

1038. To receive an update on Finance & General Purposes matters since the last Meeting.

1039. To approve the payments made since last meeting: **APPROVED.**

Cllr Hannibal noted that the Parish was on budget for the present year.

1040. Planning Committee

1041. To receive an update on planning matters since the last meeting:

Since the last Full Council Meeting on 30th January, the Planning Committee met twice, to consider a total of 12 applications. Of those 12 applications, the Planning Committee raised 1 Strong Objection and 4 Objections.

The Strong Objection related to the re-development of the very prominent site adjacent to the Village Green, currently known as the bungalows at 'Wain' and 'Green Hedges', which is an 'Allocated Site' under EFDC's New Local Plan. The proposal related to the development of 9 apartments (one of which would be a 4-bedroom penthouse suite). The size, scale and mass of the proposed development was considered to be overly-dominant and overbearing, being sited forward of the building line with Pavilion Court and the Grade II Listed Baldocks (behind), and would thereby have a detrimental impact on the street scene and on the neighbouring property behind. The proposal was compared to the development of Pavilion Court on the opposite corner of Orchard Drive: it was felt that this new proposal should be similar (or even subservient to) the

reduced proportions of Pavilion Court. The proposal was also assessed against the adopted Essex Parking Standards, 2009 and it was thought that the parking provision would be inadequate to satisfy the requirements of such Standards.

Of the other 4 Objections raised, one related to an application in Theydon Park Road which included the addition of a large front balcony which, it was felt, would negatively impact on the amenity of the neighbouring property (resulting in unwanted overlooking into the front windows). An application for a new garage to the front of a property in Piercing Hill was felt to be 'inappropriate development' and out-of-keeping with the street scene, but the application was refused, on landscape grounds, before the Planning Committee had met.

Another proposal related to a very large 'outbuilding' in Forest Drive, where it was felt that any grant of planning permission should include a Condition to ensure that it would not be used for any primary residential, or commercial, purposes.

Lastly, the Planning Committee saw an application, again in Forest Drive, for the creation of a one bedroom self-contained flat. Objections were raised on the grounds that there would be no private amenity space, and no real outlook from the main living area. The proposal has since been refused by EFDC.

Other Matters:

- As part of the on-going progress of EFDC's New Local Plan, Cllr Burn attended a Green Infrastructure Workshop on 12th February.
- An application for a new, large executive family home on the site known as The Magpies, at the far end of Theydon Park Road, was by Officers refused under delegated powers. The Planning Officer agreed with the Parish Council that this site would not qualify as being "limited infilling in a village" for the purposes of Green Belt policy.
- Cllr Burn attended a Workshop, at EFDC on 12th February, re. the New Local Plan (2011-2033), entitled 'Green Infrastructure'. A more detailed update will be given to the Planning Committee on Thursday 5th March, whilst the wording of the new policy should be available on EFDC's Cabinet Agenda at the end of March 2020.
- EFDC has advised the Planning Inspectorate that, presently, they anticipate entering into public consultation on the Main Modifications of the New Local Plan (2011-2033) in July 2020.

1042. Highways, Cemetery and Environment Committee

Cllr Purkiss, Chairman, provided an update on Highways, Cemetery and Environment matters within the Village.

A pothole at the junction of Orchard Drive and Morgan Crescent has been properly patched this time by ECC.

A verge in Graylands near Loughton Lane has been repaired by EFDC Parks Department and we are hoping to plant trees onto this verge to help keep it in good condition.

Cllr Philip note that EFDC are hoping to get money from developers for repairs to verges.

The Parish is committed to doing repairs to the final section of the footpath on The Green up to the Bus Shelter when the weather improves. Also to repair the other kerbs and pavements in Purlieu Way, Buxton Road and in Hornbeam Road. There continues to be no match funding available from ECC.

Cllr Purkiss noted that Ringway Jacobs were unblocking drains in Loughton Lane, but the four drains on the Crossroads junction with Piercing Hill remain full and untouched.

ECC would like to take over the Parish Bus Shelters and put up electronic advertising. Some discussion followed. It was felt the Parish would have to ensure the advertising was discreet.

Allotments- the allotment plots are all full and going well. Cllr Purkiss asked for approval for an increase in the allotment fees from £40 - £45 per year. This was felt to be good value for money as it includes water and manure. Proposed by Cllr Purkiss, seconded by Cllr Philip. APPROVED.

1043. Community Liaison Committee

The V.E. Day Celebration planning is in full swing, the Parish Council and Village Association are collaborating on this high-quality event. However, due to unforeseen extra expenses the costs have exceeded the expected budget of £10,000. After much discussion it was agreed that the surplus of £1000 from the Christmas Market budget would be used for the shortfall in VE Day budget, with any further overrun being funded in the first instance by sponsorship. Cllr Gooch proposed Cllr Hannibal seconded. APPROVED.

1044. Any Other Urgent Business for report (without decision)

Please note that no decisions can be lawfully made under this item. The Local Government Act 1972 section 12 10 (2) (b) states that business must be specified; therefore the Council cannot lawfully raise matters for decision.

None.

1045. Public Participation session with regard to items of interest to the Parish

The issue of rats around the pond was raised again. The matter will be chased by the Parish Council with the Corporation of London. Resident was urged to address problem of rats in their property themselves.

A resident complained about the number of bright lights installed by householders in the village destroying the "Dark Skies" policy of the village. It was agreed that the Chairman would address this in the next Village News and ask residents to keep light to their own properties.

The website was mentioned, and a meeting of the working party will be called in the next 30 Days to address any issues.

Cllr Gooch closed the meeting at 09:38 PM

Signed: Cllr Peter Gooch (Chairman) Dated: 30/4/2020

