



Theydon Bois Parish Council

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

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

Minutes of the Full Council Meeting of the Council held at the Village Hall 7:30pm on Thursday 27th July 2023

Councillors Present: Cllrs Gooch (Chairman), Purkiss, Hannibal, Blake, Gill, Morton, Amos and Wood.

- **Officers Present:** Jennifer Endean Parish Clerk
- **Members of the Public:** The meeting was attended by 5 members of the public.

1657. Apologies for Absence. Cllr Morris, Cllr Cowup and Burn. Apologies for lateness Cllr Morton.

1658. To discuss and approve the minutes from 29th June 2023. [Approved.](#)

1659. 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 Essex Public Law Partnership Code of Conduct. **[None.](#)**

1660. Public participation session with regard to specific items on the Agenda. [None](#)

1661. Police report. [None.](#)

1662. Clerks Report.

We have received a subscription annual renewal of £10 from Stansted Airport Watch. They send us updates on their work to stop Stansted airport expanding. We will be renewing our membership.

Hedgehog charity are trying to promote hedgehog doors in fences. This was not something the Parish Council will be buying at £150, instead we will help raise awareness for them on our website.

1663. Reports from District and/or County Councillors’.

1663.1 Cllr Amos notified the Parish Council that in 2024 the refuse contract with Biffa will expire. EFDC will manage the waste of the district through their own refuse company which they are in the process of setting up.

In September 2023 the new multi-story car park in Epping will open with a capacity of 320 cars. At that time the carpark in Bakers Lane will close and works will commence to build the leisure centre.

This week Cllr Amos attended a site visit at 28 Piercing Hill.

1663.2 Cllr Holly Whitbread sent the following update which the Clerk read out at the meeting.

I have recently been appointed as the Special Lead Member (Deputy Cabinet Member to the Leader) on Highways Communications.

Essex CC has invested a further £17.4 M in roads specifically focusing on pavements and potholes, works are underway to get these works done.

A member led pothole scheme is being introduced - please get in touch with me with your worse potholes and I will submit them for priority repair.

The Active Essex grant pot for Ride London is open to local sporting and community groups and worth putting an application in. As well as the member locality fund, which can be used to support community projects. Previously it was used to match fund TBPC on the relaying of the allotment car park.

The county boundary commission submission has just been agreed and will be open for wider consultation in the coming months.

1664. Reports from Parish Representatives on outside organisations.

1664.1 Cllr Gooch noted that the Village Association had experienced issues with their sewage, the repairs were being actioned.

1664.2 Cllr Gill noted that the Repair Café was a growing success and would not be running in August.

1665. To discuss Parish Council response to complaints from members of the public about poor service at the Theydon Bois Post Office.

1665.1 Cllr Amos has received concern from residents about the erratic opening hours of the post office in Tesco’s. It was discussed and agreed that a letter should be written and sent to Tesco’s Head Office.

1666. Finance Committee.

1666.1 To approve the payments made since the last meeting. Approved

1667. Planning Committee.

1667.1 To receive an update on planning matters since the last meeting.

In the absence of Cllr Burn - Cllr Gooch read the below report:

Since the previous Full Council meeting on 29th June, the Planning Committee has considered eight planning applications, including a consultation on further 'Amended plans and Supporting information' for the proposed development of 38 new residential dwellings on Land at the end of Forest Drive.

The level of detail and amount of information now provided for the above 'Land North of Forest Drive' planning application has made it difficult to discern how this latest amended application has changed from that submitted in March 2023. The Parish Council has therefore written to Epping Forest District Council ('EFDC') requesting clear information on the changes, and also to make a formal complaint re. the manner in which this planning application has been consulting on – this being due to residents who commented on previous plans having reported to the Planning Committee that they have not been notified of these latest proposed amendments by EFDC.

Of the remaining seven applications considered by the Committee, two were 'approval of details' for developments already granted by EFDC; one was for the felling of a tree that is subject to a Tree Preservation Order; and the other four applications concerned extensions to properties. The Planning Committee returned no objections to these applications, although one 'no objection' was subject to comments and the inclusion of conditions in any subsequent grant of planning permission.

The planning application recently submitted by McMullen & Sons Ltd to increase the outdoor seating area of the Queen Victoria Public House (which is Grade II Listed) has been withdrawn. This followed the Parish Council's objection to the scheme, and some dialogue between the brewery and concerned residents living close to the proposed development site.

An appeal has been lodged with the Planning Inspectorate against refusal by EFDC to grant planning permission for a new single-storey rear extension at lower ground floor level and replacement of an existing single-storey side extension, with two-storey rear side return infill, to a property in Blackacre Road. The Parish Council had also objected to the proposal.

1668. Highways, Cemetery and Environment Committee.

1668.1 To receive an update on Highways, Cemetery and Environment matters within the Village.

Cllr Purkiss reported that there were two matters that required financing :

Firstly, we have been without an odd job man for several months within the Village and Cemetery. Therefore we need to assess and re -plan our waste disposal at the Cemetery. North Weald Parish Council recommend a waste disposal Company that offer large capacity wheelie bins. The cost for one of these to be emptied every two weeks is approximately £55.

This decision was fully supported by the Council.

Secondly, the Council regard the poor state of the kerbs and pavement in Loughton Lane from The Green to Graylands as a priority and has been in discussion with Essex Highways for two years during which time costs have now risen to £35,500 and to offset this amount, we would hope to receive a contribution from "Locality Funding". This section of busy road carries a huge safety risk for children going to and from School at Davenant as well as pedestrians attending the pre-school, Scouts, and Buxton Trust field.

Agreed by all that Cllr Purkiss should move forward with the project and accept the quote.

1669. Community Engagement Committee.

1669.1 To receive an update on Community Engagement matters within the Village.

Cllr Gill announced he was the new Chair of the committee.

The Christmas tree lights had been approved at the last meeting.

The Committee would be meeting in September alongside the working group for the Emergency Plan.

1670 Any Other Urgent Business for report (without decision). None

1671. Public Participation session with regard to items of interest to the Parish.

A resident expressed ongoing concern regarding the Limes Medical Centre.

A resident gave their experience of the Post Office and felt that our letter to head office was a good idea.

Meeting closed at 8:27pm

Signed:
Cllr Peter Gooch
Chairman

Dated: 28/09/2023