



# 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 28th September 2023

**Councillors Present:** Cllrs Gooch (Chairman), Purkiss, Hannibal, Blake, Morton, Amos, Burn, Morris and Cowup.

- **Officers Present:** Julia Gale Deputy Parish Clerk
- **Members of the Public:** The meeting was attended by 4 members of the public.

**1672. Apologies for Absence.** Cllrs Gill and Wood.

**1673. To discuss and approve the minutes from 27<sup>th</sup> July 2023.** **Approved.**

**1674. 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.**

**1675. Public participation session with regard to specific items on the Agenda.** **None**

**1676. Police report.** **None.**

**1677. Clerks Report.**

One request received for CCTV of a collision between a car and motorbike at Piercing Hill junction.

There have been lots of enquiries about market stalls for Christmas Market.

We had reports of flooding in Dukes Avenue and The Bull Pub.

A complaint from resident about illegal road signs in Abridge Road, he said that ECC have done nothing. We have asked Cllr Whitbread to intervene and she has kindly reported it for us. Hopefully it will be dealt with soon.

A resident reported a homeless man sleeping in our bus shelter and he was seen begging outside Tesco. We contacted an organisation called Streetlink. They try to help homeless people and get them off the streets.

The Play in the Park session on the Green in August was a success. EFDC reported that it was one of their most popular sessions, with 45 attending.

The Essex Waste Partnership Strategy consultation has launched. If anyone wants to fill this in, please let me know and I will send a link.

Essex Passenger Transport have invited a representative from our council to a virtual or face-to-face meeting on Monday 13<sup>th</sup> November. Please let me know if you want to attend as I have to RSVP and let them know if anyone is attending or not. **Agreed to send representative virtually, either Cllr Morris or Parish Clerk.**

#### **1678. Reports from District and/or County Councillors’.**

Cllr Amos reported Epping Forest District Council (EFDC) predict a £1.5 Million overspend on Budget this year and worse next year. The new car park in Cottis Lane Epping is opening later this month and Bakers Lane car park will be closing for redevelopment after that.

#### **1679. Reports from Parish Representatives on outside organisations.**

Cllr Burn reported that the new Chair of the Epping Forest Branch of the Essex Association of Local Councils ('EALC') is now Cllr Christine Burgess (Mayor of Epping Town Council) and that presently Adriana Jones (Clerk to Stamford Rivers PC) remains as Clerk to the Branch.

Cllr Gooch reported that the Village Association has a new manager of the Village Hall, Alan Ali.

Cllr Gooch reported that the Buxton Trust are laying a new memorial patio at Cricket Club in the name of Bernard Davis, a late trustee of the Buxton Trust who left them a sum of money. The Buxton Trust has also agreed that all members of its sports clubs can now be associate members of the cricket club and can use their facilities.

#### **1680. To discuss and approve Resident of the Year award.**

A vote was held, and it was agreed by a majority that Nik O’Flynn would be Villager of Year.

#### **1681. Finance Committee.**

##### **1681.1 To approve the payments for August and September. **Approved****

##### **1681.2 To discuss and approve £750 Churchyard Maintenance grant.**

Cllr Hannibal briefed Cllrs on the financial and legal position regarding this grant. Cllr Amos proposed payment and Cllr Gooch seconded. **All Cllrs Approved.**

It was agreed to that this grant is paid under s214(6) of the Local Government Act 1972

##### **1681.3 To review and approve Risk Management Strategy. **Approved.****

##### **1681.4 To note the completion of the External Audit and issue of AGAR 3 Certificate Completion of External Audit **Noted.****

Cllr Gooch informed the Council that Barclays Bank are to close the Parish Council main Current account due to their incorrect coding of the account. They propose to open a new account as a local authority, the correct Industry coding. Cllr Gooch referred this to the Finance Committee to look at this matter and decide if the council should move bank.

## **1682. Planning Committee.**

### **1682.1 To receive an update on planning matters since the last meeting.**

Since the previous Full Council Meeting, on 27th July 2023, the Planning Committee has considered 16 planning applications, to which it returned two strong objections, three objections, three comments, six no objections, with a further two 'noted'.

The applications to which strong objections were raised related to (1) the proposed extension of a chalet bungalow in a prominent location, which was felt to be disproportionately large and dominant in terms of bulk and scale, and (2) the proposed construction of an annexe within the curtilage of a Grade II Listed building. Other objections included those made to the proposed extension of a semi-detached chalet-style property, which failed to retain the distinctive architectural features on the front façade, and a Certificate of Lawful Development for the existing use of a building as a separate dwelling in a Green Belt location.

Re. further applications within the Green Belt, the Planning Committee made constructive comments to Epping Forest District Council ('EFDC') regarding a Prior Approval application for the conversion of three agricultural barns into 4 dwellings: the application was subsequently approved, subject to conditions. Another proposal, for further extensions to a large detached dwelling, was also granted, subject to the removal of permitted development rights, whilst an application to demolish one of the original Manor Villas in Piercing Hill, and replace with a newer dwelling, was refused by EFDC's Area Planning Sub-Committee East.

With respect to the ongoing application 'Land North of Forest Drive' (for the construction of 38 dwellings), the Parish Council engaged the services of an independent planning consultant to review the proposal. After making her assessment, the planning consultant agreed with many of the comments submitted to EFDC by the Parish Council, and has written to the Case Officer expressing those concerns, which primarily relate to the inappropriateness of the proposed design of the apartment blocks and houses, due to their intrinsically 'urban' appearance, and the need to strengthen the new Green Belt boundary.

Three Appeals are ongoing: the Parish Council will respond to those where written representation is permitted. Meanwhile, the Planning Inspectorate has allowed an appeal against EFDC's refusal of planning permission for a semi-basement extension to a property in Blackacre Road, but included conditions referenced by the Planning Committee.

## **1683. Highways, Cemetery and Environment Committee.**

### **1683.1 To receive an update on Highways, Cemetery and Environment matters within the Village.**

Cllr Purkiss gave a report:

Eighteen potholes have been repaired by the council contractors, Harringtons.

We are closer to Loughton Lane repair of pavement and kerbs.

Councillor Purkiss met with a representative from Essex County Council (ECC), Highways department. They have agreed to repair Poplar Row potholes and replanning parts of the road.

They have also agreed to repair The Weind damage, which has been caused by leaking water. This needs to be dealt with by Affinity water.

The metal Bollards outside Tikadi have been straightened.

The City of London have pruned trees at the end of Poplar Row for a better line of sight for drivers.

The works at the new area of the cemetery are ongoing and the grant is coming from EFDC.

In the existing cemetery, part of the unconsecrated cemetery is to be consecrated by the Chelmsford Diocese.

**1684.1 To receive an update on Community Engagement matters within the Village.**

Cllr Blake read out report from Cllr Gill:

I called a meeting to discuss plans for the Christmas Market etc. but due to the low turnout it became a working group.

Plans for the market are progressing and there will be few changes from last year.

I have asked Phil Hughes to see what can be done to improve the PA system, (the system we use was originally given to Mike Hannibal by Phil), he believes he may have a solution.

We need volunteers to help with the build up and take down of the market on the day and to be a presence during the event! Mince pies and mulled wine provided!!

Re warm hub, I am exploring the possibility of Community Cuppa running extra sessions during the winter, maybe starting / ending a bit later in the day to cover the lunch period and maybe offering sandwiches along with their usual fare. This would mean an event running every two weeks instead of the usual monthly sessions, not in the weeks when the Church offers soup lunches. Lisa K is supportive of the idea and so we are seeing if we can make it work. I think we should offer a small amount of funding to cover extra costs???

I have started to tidy the Parish shed, I think another couple of metal cupboards would be very handy. If anyone hears of any going cheap, or free I could collect them. I have also re hung the shed door.

Cllr Cowup informed the council that the next litter pick will be next Saturday week at 9am.

Cllr Blake advised that following a Health and Safety check, the Village Association found cans of oil dumped at the back of the village hall - Cllr Gill and Purkiss will try and remove to the dump

Cllrs discussed the tree planting event, organised by the City of London on 14<sup>th</sup> October.

**1685 Any Other Urgent Business for report (without decision). None**

**1686. Public Participation session with regard to items of interest to the Parish.**

A question from a resident regarding the time of the tree planting on 14<sup>th</sup> October – 11.00am

A resident asked a question regarding a planning matter in Piercing Hill. Cllr Burn advised that planning permission was already extant on that property.

A resident asked whether new sewers have been taken into consideration for new development north of Forest Drive, as the present sewer system would not be able to cope. Cllr Gooch advised that as the matter is still under consideration by EFDC, that this will be able to be put to them in due course.

Cllr Morris stated that Epping New Road average speed cameras proposed by next March by ECC.

**Meeting closed at 9pm**

Signed: .....  
Cllr Peter Gooch  
Chairman

Dated: 26/10/2023