



Theydon Bois Parish Council

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

Clerk to the Council: Mrs Julia Gale
Assistant Clerk to the Council Sarah Gysbers

Councillors Present: Cllrs Gooch (Chairman), Purkiss, Amos, Blake, Burn, Gill, Morton, Cowup, Hannibal

Officers present: Sarah Gysbers (Assistant Clerk)

Members of the Public: The meeting was attended by 1 member of the public

1716. Apologies for Absence: Cllr Holly Whitbread and PC Andy Cook

1717. To discuss & approve the Minutes of the Parish Council Meeting held on Thursday 21st March 2024.
Approved.

1718. 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. **None**

1719. Public Participation session with regard to specific items on the Agenda. **None**

1720. Police Report. **NONE**

1721. Clerk's Report

- Station Road fly tipping, few complaints from residents regarding this
- Allotments – issues regarding parking on the weekend, one resident had 3 cars parked there, Nicky is unable to collect the muck, trialling a sign and yellow taped off area to see if that works. Argument got quite heated between allotment holders and residents
- Website – spoke to Netwise, website needs a few updates, documents, and photos mainly but if we want to keep our current domain, assuming we do, it will need to be migrated over which will take approximately 24 hours, we do have option to keep with current host but makes sense to migrate as all with same host then.

1722. Reports from District/County Councillors. **NONE**

1723. Parish response to Stansted Airports request to increase night flights.

- Clerk to send response supporting Option 3 as advised.

1724. To discuss and consider actions regarding Bus 418 and it's poor service.

- Every 2 hours in inconvenient for bus service and are frequently cancelled which puts off residents waiting for it, and it doesn't turn up.

- Agreed it was ECC matter and to raise it with County Councillor.

1725. To discuss and consider actions regarding commuter parking in Coppice Row.

- Cones placed there are working for now but long-term we need to add yellow lines.
- Clerk to start the process with NEPP or County Council, need to investigate who to submit application through

1726. Reports from Parish Council representatives on outside organisations.

- Chairman Cllr Gooch attended the Village Hall AGM, the finances were shown to be the lowest balance since it opened
- The Village Hall is looking at solar panels to reduce cost of heating the building

1727. Finance Committee

12.1 To approve the payments for April 2024. **APPROVED**

1728. Planning Committee

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

Since the previous Full Council Meeting on 21st March 2024, the Planning Committee has considered six planning applications, to which it returned one 'objection', with one response stating 'no objection, strictly subject to Conditions', whilst further comments were made with respect to a third.

The Committee's one 'objection' related to plans for a rear extension which gave rise to concerns regarding negative impact on the living conditions of occupants of the attached property. The installation of sporting facilities in a Green Belt location was considered in detail, since the Committee did not support any change of use of the land to residential curtilage. Conditions, which the Parish Council recommended, related to strict adherence to approved plans, approval of materials and no installation of lighting.

Four Planning Appeal decisions against refusal of planning permission by EFDC were given by the Planning Inspectorate. Two appeals were allowed: (1) change of use of an annexe building at Mickleham, Theydon Road; (2) roof alteration and rear extension to 79 Coppice Row. Two appeals were dismissed in Green Belt locations: (1) new outdoor pool and single storey extension at Ivy House, Coopersale Lane; (2) demolition of existing buildings, and erection of a replacement dwelling and five new dwellings at Mossford Green Nursery, Abridge Road.

Epping Forest District Council ('EFDC') also refused planning applications, in March 2024, in relation to proposals at Blunts Farm, a 'Manor Villa' in Piercing Hill, and an application for a large annexe within the residential curtilage of a Grade II Listed Building.

The Parish Council sent Essex County Council ('ECC') its strong objection to the inclusion of Patch Park, Ongar Road, as a candidate site for sand and gravel extraction, as part of ECC's Replacement Essex Minerals Local Plan Review 2025-2040.

The owners of the Balti House site, Station Approach, have contacted the Parish Council to request a public meeting, in the Village Hall, at which their development ideas will be presented to Councillors and local residents. The meeting is scheduled to take place at 19.30 on Wednesday 15th May 2024, in the Main Hall. All are welcome.

Cllr Gooch also provided the following updates:

The Parish Council has taken legal advice, from a planning barrister, with respect to the recent issue of a Certificate of Lawful Development for a residential annexe. The view of the lawyer is that the correct criteria were not applied and that EFDC has made a procedural error. A formal letter will be forwarded to the Local Authority and their response is awaited.

Rural Regeneration Reports have been commissioned by EFDC, with one said to relate to Theydon Bois. After several attempts to request further information, Cllr Gooch spoke directly to the consultants, Deyton Bell. Given the limited timeframe, it will not be possible to effectively engage with third parties and the external consultants, but the Parish Council intends to respond to the Report once issued. Further information will be provided in due course.

1729. Highways, Cemetery and Environment Committee

1729.1 To receive an update on Highways, Cemetery and Environment matters within the village.

1729.2 To discuss and agree a way forward for additional CCTV cameras in village.

- Loughton Lane works start 7th May 2024 until 7th June
- The works on The Weind have begun
- Sign on Morgan Crescent was knocked down, 2 new posts have been put in for the road sign
- Cones like Forest Drive will be put on the corner of Dukes Avenue and Heath Drive
- Cllr Purkiss and Gill had a meeting with Essential to discuss cameras being put on Station Road, issue raised was the lack of power, one solution was to take the power from The Bull and run the cable to the camera. Also raised was adding a camera to Reds Oak Mead but issue there is how to feed the wire back to the hall. Discussions on going

1730. Community Engagement Committee

1731.1 To receive an update on community matters within the village.

- Cllr Gill has received a number of wheelchairs which shortly will be advertised for village residents to use
- D Day event has been cancelled, no venue available
- It was agreed when planning big events it needs to be done 12 months in advance
- Emergency Planning for volunteers training day is Wednesday 5th June at the Village Hall. The emergency plans have been emailed to all correspondents
- Litter picking volunteers is now 20 plus and thank you was made to Filika for the free coffees
- Open Gardens is going ahead this year on 30th June. This will be added to the website

1731. 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.

1732. Public Participation with regard to items of interest to the Parish

- One member of the public attended and thanked Cllr Gooch and fellow councillors for their hard work for the residents of Theydon Bois and highlighted the great communication between them and the community

To exclude public and press.

1733. STAFF MATTERS. – Sarah was asked to leave the room for this discussion

Signed: Julia Gale Clerk to the Council Dated 16TH May 2024

Time Finished: 8.55pm