



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: Mrs Sarah Gysbers

Minutes of the Full Council Meeting of the Council held at the Village Hall 7:30pm on Thursday 25th January 2024

Councillors Present: Cllrs Gooch (Chairman), Purkiss, Amos, Blake, Burn, Gill, Morris.

Officers Present: Julia Gale Parish Clerk
Sarah Gysbers Assistant Clerk
Jane Sounes Planning Clerk

- **Members of the Public:** The meeting was attended by 26 members of the public.
- **Also attending:** Cllr Holly Whitbread

Cllr Gooch presented Mrs Jennifer Endean the outgoing Clerk, with a card and gift.
He introduced Mrs Sarah Gysbers who has recently been appointed Assistant Clerk.

1701. Apologies for Absence. Cllrs Cowup, Hannibal, and Morton.
Apologies for lateness: Cllr Burn.

1702. To discuss and approve the minutes from 30th November 2023. [Approved.](#)

1703. 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.](#)**

1704. Public participation session with regard to specific items on the Agenda.

As so many members of the Public attending the meeting wished to speak about the decision, by Epping Forest district Council (EFDC), to approve Planning Permission for 38 dwellings in Forest Drive- despite the many objections from residents -Cllr Gooch threw open the floor to the public to speak.

There was a general feeling of dissatisfaction from residents that Cllr John Phillips had not attended the Planning meeting at EFDC to represent the people of Theydon Bois. The Parish Council had received an email from Cllr Philip explaining his actions on that night. Cllr Gooch did pass on the salient points of this email to the meeting.

One resident was concerned that the second field, (which has not been removed from the Green belt), is being lined up by the developers as future building land, as the road through the proposed development continues onto this land.

Theydon Bois Action Group (TBAG) stated that there had been a lack of consultation, since many of the 96 objectors were not told of a late change to the plans. They also stated that EFDC Planning Policies had been ignored. It was suggested that the Parish Council push to have these plans “called in” by the Secretary of State.

Cllr Burn entered the meeting, 7.55pm

Cllr Holly Whitbread (EFDC) and Essex County Council (ECC), stood to address the meeting. She stated that she had been ill on the night of the Planning meeting and therefore unable to attend. She also wanted it stated for the record, that she has no connection whatsoever with the developers, Anderson Group, and has never attended any events organised by them.

Cllr Gooch stated that the Local Plan designated this piece of land as being available for 39 homes, Anderson group were providing 38 homes. As EFDC wanted to get as many of the promised homes built as possible, there had been a political will to push this development through by EFDC. He did tell the meeting that the developer had approached him and offered to work with the Parish Council to make the plans more acceptable to residents. Cllr Gooch suggested that it may be possible to set up a meeting with residents so that they can make their views known.

1705. Police report.

PC Cook reported that since the last meeting at the end of November, there had been:

- 1 burglary
- 2 theft of motor vehicles
- 2 incidents of criminal damage
- 1 robbery – the Evri driver’s van.

1706. Clerks Report.

- During December in the early hours of Sunday 17th, a car hit the railings by the zebra crossing and drove off. This was captured by our CCTV cameras and the incident was reported to the police and Essex Highways. Hopefully Essex Highways can claim from the car driver’s insurance to pay for the replacement railings.
[Cllr Purkiss told the meeting that the white lines will be repainted at the zebra crossing.](#)
- EALC are holding an election briefing for clerks and councillors, Sarah (Assistant Clerk) and Julia, (Parish Clerk) are booked on to this Zoom course, it is 2 hours long. They are holding 2 briefings; 12th February and 26th February, if any councillors would like to attend, please let me know.
- Earlier this week, we had a gentleman come into the office to complain about the rubbish being left outside by his neighbour. He has reported it to EFDC, he asked if anything else can be done to help him.
[Cllr Whitbread offered to help.](#)

1707. Reports from District and/or County Councillors’.

Cllr Whitbread reported that Highways issues make up most of the complaints referred to her. Last year £17.4 million was set aside to address this. There have been 12 packs prepared for this area by Essex Highways. ECC have had to spend an extra £100 million on children’s social care. Central government have agreed to plug the gap, so it is hoped that this will leave extra money to be spent on Highways.

Cllr Whitbread reported on the problem with drains in the Abridge Road;

The laying water has been causing the same problems in the road as last year, the tarmac is lifting in places.

Cllr Gill stated that the gully under the motorway bridge has become blocked with leaves and mud that has run off from the surrounding fields. They are presently only cleaned every four years; Cllr Gill is trying to get them cleaned every year.

Cllr Amos reported from Epping Forest District Council (EFDC)- he was, of course, at the Plans East Planning Committee meeting last week as spoken about earlier in the meeting.

A good news story, 52 Acres of North Weald Airfield has been sold to Google for a data campus site. This has generated a large capital sum for EFDC, and it is hoped it will create jobs.

There is a budget deficit of £3.7 million, EFDC have taken the decision to stop paying for the 3 EFDC police officers now that Essex Police are up to full strength.

They have also taken the decision to cut 25% of the budget to Citizens Advice Bureau and Epping Forest Voluntary Action.

1708. Reports from Parish Representatives on outside organisations.

None.

1709. To discuss and approve donation to pay for Village Defibrillator replacement parts.

Cllr Amos reported that a Facebook appeal had been launched to pay for the replacement defibrillator parts for the village defibrillator outside the pharmacy. Generous villagers had raised the money needed, but he wanted the Parish Council to agree to pay for future replacements.

Tony Ames will put an advert in the Village News to advise villagers where all the defibrillators are.

1710. Finance Committee.

1710.1 To approve the payments for December 2023 and January 2024. [Approved.](#)

1710.2 To Approve Parish Council Budget for 2024/25. [Approved.](#)

1710.3 To Approve Parish Council Precept of £149,693.00 for 2024/25. [Approved.](#)

1710.4 To Approve Council payment by BACS and authorise the use of CHAPS payments for the coming year. [Approved.](#)

1710.5 To Consider and approve Theydon Bois Parish Council Financial Regulations. [Approved.](#)

1710.6 To Consider and approve Theydon Bois Parish Council Standing Orders. [Approved.](#)

1710.7 To Approve the Investment Strategy. [Approved.](#)

1710.8 To Consider and Approve Terms of Reference for the following Committees:

Finance and General Purposes Committee.

Highways Committee

Community Engagement Committee. [All Approved.](#)

1711. Planning Committee.

1711.1 To receive an update on planning matters since the last meeting.

Since the previous Full Council Meeting on 30th November 2023, the Planning Committee has considered 14 planning applications, to which it returned three strong objections, two objections, and five no objections subject to comments and conditions.

Applications to which objections were raised related to:

Three planning applications which were each considered to represent inappropriate development in the Green Belt: further extension of a bungalow on the edge of the village; the construction of a new house in an undeveloped location; and the installation of a sports court and enclosure in a field on the outskirts of the village.

The two further objections related to the extension of village properties, both of which were felt to be overly dominant in terms of street scene and likely impact on neighbouring properties.

Since the last Full Council Meeting, the Parish Council has received notification of two planning appeals: one relating to the further extension of a dwellinghouse that has previously been significantly extended; the other relating to the proposed replacement of a dwellinghouse in the Green Belt.

The application for the erection of 38 residential dwellings with access from Forest Drive, and provision of associated open space, services and landscaping was granted planning permission at the EFDC Area Planning Sub-Committee East meeting on Wednesday 17th January 2024.

1712. Highways, Cemetery and Environment Committee.

1712.1 To receive an update on Highways, Cemetery and Environment matters within the Village.

Cllr Purkiss gave an update:

The path across the rear of the Green has been reinstated by the Parish Council's contractors, Harrington Brothers.

Cllr Purkiss thanked Cllr Gill for his hard work with Affinity Water to get them to come and fix the leak in the Abridge Road.

The hedges have been trimmed in Sidney Road.

Essex Highways have prepared a pack for the Zebra Crossing in the village.

A Cemetery Committee meeting was held on 18th January, the Burial Clerk Fiona Dodd has decided to step down after 16 years in post, Cllr Purkiss thanked her for all her hard work. He was please to inform the meeting that Mrs Mary Gill has been appointed to succeed Fiona as the new Burial Clerk.

Work is progressing to forward the new Ha-Ha in the Woodland Cemetery and hedges have been planted in the existing Cemetery to prepare a new area for consecrated burials.

The Parish Council arranged for the clearance and cutting of the hedges and verges in the Abridge Road where they had grown over the footpath.

Cllr Morris reported that the City of London were very pleased with the work on the footpath on the Green and were holding up the work of Theydon Bois Parish Council as an example to others who had Care and Maintenance Agreements with the City.

1713.1 To receive an update on Community Engagement matters within the Village.

Cllr Gill updated the meeting:

The Warm Hub events being run by the Community Cuppa ladies on behalf of the Parish Council have not been as well supported as the normal Community Cuppa events, but are going well, with the Repair Café running alongside them.

Donations of disability aids have been flowing in and they are being stored in the Parish shed in preparation to loan out free of charge to villagers.

There was a suggestion that a celebration should be held in November 2024 as this will be 130 years since the first Parish Council Meeting.

1714 Any Other Urgent Business for report (without decision).

None.

1715. Public Participation session with regard to items of interest to the Parish.

A resident complained of an increase in organised fly tipping on Old Foresters' site, it appears to be old roofing materials etc. As the owners have installed a gate, the fly tipping is taking place with their knowledge. CCTV is needed at this site but will cost a lot of money.

A resident asked that a dropped kerb be built into the scheme in Loughton Lane at the allotment entrance. Cllr Purkiss advised that this was already in place.

A resident complained about the hole in road in middle of Piercing Hill. Cllr Purkiss advised that this is being reported by the Parish Office.

A discussion ensued about The Limes Medical Centre, it was decided that the service was better than it had been, but it is still difficult to get an appointment at Theydon. Cllr Morris offered to ask Dame Eleanor Laing to chair a meeting about this in the Village. He will contact her and ask for her availability so that this can be set up.

Meeting closed at 9.32pm

Signed:
Cllr Peter Gooch
Chairman

Dated: 29th February 2024