



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 28th November 2024

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

Officers Present: Mrs Sarah Gysbers, Assistant Clerk to the Council

Members of the Public: The meeting was attended by 0 members of the public.

1761. Apologies for Absence. Cllrs, Hannibal and Burn
PC Cook

1763. To discuss and approve the minutes from 30th October 2024. [Approved](#)

1764. 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).

1765. Public Participation session with regard to specific items on the Agenda. [None.](#)

1766. Police report from PC Cook.
P.C Cook did not attend.

1767. Clerks Report.

Following last month's meeting the Baldocks Road residents met with Mr Rall, Headmaster, and the following minutes were noted:

Theydon Bois Primary School – Use of new MUGA (Multi Use Games Area)

Notes prepared by John Morrison of 17 Baldocks Road following meeting of adjacent residents with the Head Teacher Mr Rall – Wednesday 6th Nov 2024.

Present

Residents of both Baldocks Road & Orchard Drive.

Concerns

Glare, Light pollution, Noise and potential for increased car traffic arising from the use of the new MUGA.

Discussion

After welcoming the residents Mr Rall advised the following.

1. Organised play in the new ball court would finish by 6.00pm.
2. Proposed Floodlights, these shall be portable for use not only on ball court, but also on the large field.
3. The Floodlights shall incorporate LED Lamps.
4. The Floodlights shall be battery operated (therefore having a limited operating time).
5. Mr Rall could not give a time scale as the purchase of the floodlights is still subject to ongoing fundraising.
6. In response to questions re glare Mr Rall agreed to investigate the use of fitting glare reducing Cowls to the lamps of the Floodlight units
7. Residents also expressed concern re impact of school events on car parking in Orchard Drive. Mr Rall advised that their out of hours weekend Karate classes allowed parents to use their car park.
8. Mr Rall in response to a question about communications re future school events advised that the school website should be viewed.
9. Mr Rall also advised that their daytime holiday play schemes would continue.

To conclude, Mr Rall requested that notes of the meeting were prepared and incorporated into the minutes of the next Parish council meeting.

1767.2 A resident wrote in regarding the flooding on Station Hill. They are having to walk across pallet boards to avoid the flooding when walking to the station. We planned to show this to Cllr Holly Whitbread but she wasn't in attendance.

1767.3 Councillors were invited to the winter Transport Meeting on 4th December, but no-one was available

1768. Reports from District/County Councillors.

1768.1 Cllr Amos explained it was fairly quiet at the moment but he is attending a Planning Committee meeting next week to discuss the paddle court application and a replacement dwelling in Red Oaks.

1769. Reports from Parish Council Representatives on outside organisations.

1769.1 Buxton Trust will address the path that goes behind the tennis courts at the end of Sidney Road

1769.2 Thornwood Grounds Maintenance will be taking over from Qualis at the Cemetery

1770. Finance Committee.

1770.1 To Approve payments since last meeting. [Approved.](#)

1770.2 To agree Parish Council Budget for 2025/26. [Agreed.](#)

1770.3 To approve Financial Regulations as agreed by Finance Committee. [Approved- with amendment by Cllr Hannibal.](#)

1770.4 To agree funds to allow Village News to be printed until end of 2025. [Agreed.](#)

1773. Planning Committee.

Cllr Gooch presented the following report:

Since the previous Full Council meeting on 30th October 2024, the Planning Committee has considered 3 full planning applications, and 'noted' an 'approval of details' application. No objection was found with respect to two of the full planning applications, while an 'objection' was returned in relation to the third.

The 'objection' related to the proposed extension of a former annexe in a Green Belt location. An earlier appeal had allowed the annexe to become a separate dwelling. The current proposal is, however, based on joining an additional outbuilding to make an extension to the dwelling, whilst altering the orientation of the principal elevation. The main concern of the Planning Committee was the extent to which further outbuildings, or extensions, could then be added by way of permitted development rights, which may not have been the case previously.

Two planning applications are due to be considered by Epping Forest District Council's Planning Committee B at its meeting scheduled for 4th December 2024: (1) EPF/1466/24 – for demolition of existing dwelling and construction of a replacement dwelling with outbuildings at Mirus, The Green; and (2) EPF/0931/24 – for erection of padel and tennis courts and ancillary clubhouse building on land near Abridge Road (presently part of Blunts Farm). The Parish Council respectively raised an 'objection' and a 'strong objection', to these proposals.

Further to the last Full Council meeting in October, Cllr Gooch sent Essex Highways a review by an independent Highways Engineer, commissioned by the Parish Council, of the recent Essex Highways Transport statement relating to planning application EPF/1602/22 – for 'change of use of agricultural buildings at Blunts Farm to 'B8 storage and associated development'. Essex Highways had previously concurred with the findings of its Transport Statement but discussions are ongoing.

1774. Highways, Cemetery and Environment Committee.

1774.1 To receive an update on Highways, Cemetery and Environment matters within the Village.

Cllr Purkiss updated us on the progress he has made with Coopersale Lane and the matter of being unaware of pre-planning meetings within Essex Highways. The Parish Council commissioned a report on our behalf which disagreed with the report from Essex Highways, however Essex Highways have refused to give information on the pre-app meeting, Cllr Purkiss arranging meeting with Cllr Tom Cunningham, Essex County Council, to discuss further.

New road lay out from bridge to Tesco, also added in curbs at bottom of Dukes Avenue, will get them to clear gulleys under motorway bridge, haha is nearly finished at cemetery.

Essex Highways will fix the drain hole on Station Road

1775 Community Engagement Committee.

1775.1 To receive an update on community matters within the village.

Cllr Cowup updated us on the Christmas Market and is full steam ahead for tomorrow

Litter Pick next Saturday, last one of the year

Volunteer training is rescheduled for next month

Warm Hub not yet confirmed, need to find suitable venue in January or February

1776 Any Other Urgent Business for report (without decision).

1776.1 Cllr Gill mentioned the Post Office, refused to take pre-paid postage, opening times vary, PC to write letter to Tesco HQ, potentially speak to MP

1776.2 Cllr Blake mentioned a bungalow on Orchard Drive and questioned the two pillars that have been built, Cllr Gooch will look into the plans

1777. Public Participation session with regard to items of interest to the Parish.

None.

Meeting closed at 8.40pm

Signed: Cllr P Gooch Chair

Dated: 30th January 2025