



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 27th February 2025

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

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

Members of the Public: The meeting was attended by 6 members of the public.

1778. Apologies for Absence. Cllr Holly Whitbread.

1779. Apologies for Lateness. Cllr Burn.

1780. To discuss and approve the minutes from 31st January 2025. [Approved with one amendment to the report read out by Cllr Burn for the Planning report.](#)

1781. 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). [None.](#)

1782. Public Participation session with regard to specific items on the Agenda. [None.](#)

1783. Police report from PC Cook.

From 31st January there have been 28 phone calls from Theydon Bois to Essex Police, 8 of these were for crime:

Motor vehicle theft Woburn Avenue

Residential burglary Coppice Row – criminals were caught and now in custody

Criminal damage Forest Drive and Woburn Avenue

Cllr Burn joined the meeting at 7.40pm.

1784. Clerks Report.

Complaint received from Mrs Carole Browne as she is unable to get an appointment to have a blood test at St Margarets. Cllr Burn discussed the swift queue online and to keep refreshing the page for cancellations. There is also a contact number at the bottom of the page.

Quote received for motorcycle barrier.

1785. Reports from District/County Councillors.

1785.1 Cllr Amos reported:

- Budget has been set
- Unfilled posts will remain unfilled
- Council tax to increase by 2.99%, only roughly 13% goes to EFDC
- Chief Executive has retired on medical grounds
- ECC have been approved for devolution

1786. Reports from Parish Council Representatives on outside organisations.

1786.1 Report on inaugural meeting of the Clerks' Forum to discuss a new Epping Forest Association of Local Councils

Cllr Burn and I attended this meeting, called by Adriana Jones, (clerk at various Parish councils), in response to the recent clerks meeting and the decline of the local branch meetings of the EALC.

The Clerks have agreed to set up a forum which addresses operational frustrations with Epping Forest District Council (EFDC). This meeting was called to decide if the Local Councils Liaison Committee (LCLC) was still needed and if a new forum should include councillors.

After a discussion, it was decided to set up a new body, consisting of clerks and councillors, to replace the old branch association. The Epping Forest District Association of local Councils - there would be a minimum of 2 meetings a year with 2 representatives from each council attending. This will then feed into the LCLC. A new constitution has been drawn up and needs to be ratified by the member councils. It was also agreed to elect two representatives to the EALC Executive Committee, Clerk, Beverley Rumsey and Cllr Sheila Jackman.

Cllr Sam Kane gave an update on devolution. He warned that Parish and Town Councils were not mentioned in the Government's white paper on Devolution, and that it was important for local councils to keep up to date with developments and make sure they have a voice in the changes. The timetable is as follows:

End of March 2025 - Interim Proposals to Government. Elections cancelled.

End of August 2025 – Firm proposals to Government.

May 2026 - Mayoral elections, all other elections cancelled.

2027 - Elections to unitary authorities to run as shadows alongside Districts until 2028.

2028 - County and Districts disappear.

The new Planning process. EFDC will be conducting a 9-month review, Town and Parish Councils will be asking for the opportunity to provide feedback on the success of the new scheme.

Charter - It was felt that EFDC should move forward with a Town and Parish Charter, as per the LCLC meeting of 21st November 2024.

Cllr Whybrow from Roydon Parish Council reported that EFDC were reluctant to take on Code of Conduct complaints. Indeed, they had tried to charge his Parish Council for giving advice. It was ascertained by Buckhurst Hill Parish Council that it was a statutory duty of EFDC to provide Monitoring Services and EFDC are not allowed to charge. It was agreed to ask EFDC to clarify their stance.

The date of the next clerks' meeting has been set as 28th February 12pm

Julia Gale

1787. Discussion regarding possible purchase and placing of Bleed Kit in Theydon Bois

This was agreed in principle for a locked external cabinet with bleed kit and several potential sites for this equipment were suggested, with a decision to be made once we have confirmed cabinet dimensions and matters such as permission to install from the site (wall) owner.

1788. To approve draft constitution of new Epping Forest Local Councils Association. [Agreed](#)

1789. To note consultation for Greater Essex Devolution.

This is an online form which we will do, however we need to see how Essex County Council will respond, they have deadline of 21st March to submit their comments.

1790. Finance Committee.

1790.1 To Approve payments since last meeting. [Approved.](#)

1791. Planning Committee.

Cllr Burn read the report:

Planning Committee Report to Full Council – 27th February 2025

Since the previous Full Council Meeting on 30th January 2025, the Planning Committee has considered 3 Full Planning Applications, one Variation of a Condition to a planning grant, one Tree Preservation Order, and noted one Non-Material Amendment to a grant of planning permission.

The Committee did not raise any objections, although two of its no-objection returns to Epping Forest District Council ('EFDC') were subject to the inclusion of specified Conditions in any grant of planning permission.

The Epping Forest District Council Local Development Scheme (LDS): Local Plan Review, January 2025 - was agreed at EFDC's Cabinet meeting on 3rd February 2025. The LDS includes a timetable for completing a review of the Local Plan (2011-2033) by 6th March 2028. This review of the Local Plan will take account of the Government's recent changes to the National Planning Policy Framework: (Public Pack)Agenda Document for Cabinet, 03/02/2025 19:00

1792. Highways, Cemetery and Environment Committee.

1792.1 To receive an update on Highways, Cemetery and Environment matters within the Village.

Cllr Purkiss reported

Affinity have attended Station Hill to carry out works to fix the leak, it has also been flailed

Pavement has been re-laid in Graylands

Essex Highways are not fulfilling their duties in District Councils – what can we do

Site visit was carried out by the Highways Committee to identify areas of concern:

- Blackacre pavements

- Lower part of Graylands

- Kerbs in Orchard and Baldocks. Conversations had to evaluate best method of having these done to keep cost down

1792.2 To discuss and decide whether to buy and install 1 motorbike inhibitor gate on footpath

Agreed

1793 Community Engagement Committee.

1793.1 To receive an update on community matters within the village.

Cllr Cowup reported that the committee had a busy start to the year running a 2nd training sessions for the Emergency Volunteer group and TBPC's second 'living room' event on 21st January.

The next Community Engagement meeting will be held on Monday 10th March at 10.00am. The next litter pick is on Saturday 1st March.

17.93.2 To discuss and decide whether Theydon Bois should take part in Emergency Training Exercise

Informal discussions have been held with EFDC's emergency planning officer (EPO) regarding the possibility of Theydon Bois participating in an emergency exercise, which would be a good way to validate TBPC's emergency plan and provide useful practise for the volunteer group. This would be led by ECC and/or EFDC but nothing has been planned or confirmed for this yet so it was agreed in principle that TPBC would be involved and Cllr Cowup to continue discussions with the EPO.

Cllr Gill reported he had fixed the rocking duck in the playground and is looking at the see-saw which is proving more difficult to fix as it requires welding. Community cuppa and Repair café was a great success this month. Cllr Amos thanked Cllr Gill for his hard work and success in the repair cafe.

1794 Any Other Urgent Business for report (without decision).

1794.1 Cllr Gooch gave an update on VE day that the Village Association are organising. VE day celebrations will be held on Friday 9th May at Theydon Bois Primary School. There will be stalls, music and a bar and will be a family event. We do have an allowance in the budget for this as the event will be free but donations welcomed.

1795. Public Participation session with regard to items of interest to the Parish.

A member of the public brought up concerns of speeding in the village, especially Piercing Hill coming into Theydon Bois. In 60 minutes of speed watch at least 20 were exceeding 36mph with a top speed of 73mph. He opposed the question; can we introduce calming methods stressing it is an accident waiting to happen. Cllr Purkiss suggested looking at island bollards. Cllr Gill highlighted the history of accidents is one criteria they look at and Cllr Gooch will raise these concerns at County Level

to Cllr Holly Whitbread. Cllr Purkiss raised the question if funding was available to engineer out the problems created by the volume of traffic.

Meeting closed at 9.35pm

Signed: Cllr P Gooch Chair

Dated: 27th February 2025