



Theydon Bois Parish Council

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

Clerk to the Council: Mrs Julie Taylor

Minutes of the Parish Council held at The Village Hall at 8.00pm on Thursday 26th June 2014

Councillors Present: Cllrs Gooch (Chaired the meeting), Young, Howard, Hannibal, Wood, McDonald, Purkiss, (Philip 8:30pm)

Apologies: Cllrs Hammond, Vincent, and Jones

Officers Present: Mrs Julie Taylor (Parish Clerk & RFO)

137. Apologies for Absence.

Councillors Hammond, Vincent and Jones.

138. To discuss and approve the Minutes of the Parish Council Meeting held on 29th May 2014.

The minutes of the previous meeting were agreed and Councillor Philip would sign at the end of the meeting.

139. Disclosure of Interests (existence and nature) with regard to items on the agenda. Members of the council are subject to the local Authorities (Model Code of Conduct Order 2007) (SI.2007/1159)(The Revised Code)

None

140. Public Participation session with regard to items on the agenda.

None

141. Correspondence – Clerk's Report

The Parish Clerk reported on the following:

- Complaints again about new parking restrictions Orchard Drive, The School has a major issue with it as for visitors and dinner ladies. The school has written to highways complaining about this issue. Councillors have stated that there are other places to park but just not as close to the school.
- Enrolled in the salt bag scheme.

- Advised public that sixteen string Jack public exhibition open on the 1st July 2014 between 3:30 and 8:30pm.
- Village association has asked the council to pay half the cost for cutting the hedges for the open gardens, the cost to the parish council is £192.50, this was agreed by the council.

142. Finance and General Purposes Committee

- 142.1 Payments made since last meeting were unanimously approved.
- 142.2 To discuss purchase of new notice board.
No update at present.

143. Highways and General Purposes Committee

- 143.1 Councillor Purkiss reported on the following:
- Highways have surfaced dressed from the zebra crossing to Orchard Drive
 - Aware of the blocked drain on the corner of Loughton Lane.
 - Likely to lose the Willow on the green, which has been taped off. There is a split in the trunk and is deemed un-safe.
 - Parking on the green, positive moves from EFDC, should here more late autumn.
 - Allotments looking very good we have some plots available.
 - Reported the continuous problems accessing highways. Cllr Purkiss will pursue the matter with EFDC.

144. Cemetery Committee

- 144.1 No update as present.

145. Planning Committee

- 145.1 Councillor Gooch reported on the following:
- Sixteen string Jack is closing, we have received some draft plans and artist sketches as to what to build there, public presentation on 1st July 2014. Not had opportunity to discuss this yet with council, there has not been a planning application submitted as yet. They are proposing 13 flats. Members of the council there is an opportunity to discuss with the agent and developer to discuss plans immediately after the public session. Cllr Gooch would like as many Councillors to attend as possible, for initial informal discussions, without making any decision.
 - Field behind station, the old allotments. Proposals to potentially build a car park there. No application has been made.

146. Youth and Community Centre.

- 146.1 Councillor Gooch welcomes John Worby, Solicitor to the Council, dealing with the lease at the Youth and Community Centre. Representative of the trust Roy Newman (not present).
John Worby; has had discussions with the representatives from the youth trust.
The council needs to discuss the term of the lease, the extent of the interest to be granted to the trust, in the land acquired by the council, the building, the scout hut and part of the roadway leading to those buildings.
A meeting was held on Thursday 18th April 2013, attended by some various councillors. Spoke to the Mr Newman regarding the grant provided by the council, the trust for long lease may offer the appropriate solution in terms of meeting objectives for all parties

concerned. Soon after an email was sent to Roy Newman setting out the provisions that might be contained within the lease. It was suggested that the principle provisions requiring considerations from the council:

- Term of the lease
- Extent of the property to be included within the lease
- Alienation rights
- Permitted user, the types of use the land can be put to.
- Provisions and rights from the council in terms
- Pre-conditions that entitle the trust

Benefit in having a lease situation is that there are two areas of control. The trust would be the tenant and the lease would allow the trust to do what the council thought was appropriate. If anything happens to the council, then the trust can buy the freehold. If the trust changes control the council can get control from the trust.

Confirmed that the concept of a long lease (999 years) has been accepted in principle by the trust.

A representative from the scouts association has asked if there is a possibility of a separate lease for the scouts. John Worby had advised that this can be structured, to give the scouts more security rather than a sublease from the trust. The scout's representative has said that he will bring this up in the next scouts meeting.

Council has agreed a sub committee consisting of Councillors Philip, Hammond, Hannibal, Gooch (reserve) and McDonald (reserve).

147. 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.

Cllr Philip, attended the Open Gardens on Sunday including Church yard and Allotments. It looks all very good at the moment, around 400 people attended.

148. Following Agenda items will exclude Public and Press

148.1 Staff matters

Job vacancy Minute secretary / Assistant to Parish Clerk. Discussed that 10 hours per week is sufficient. To advertise the post at Theydon Bois Village School, the parish notice boards and Everything Epping Forest website. A date for final applications made for the 30th July 2014, decided that interviews shall commence soon after.

Councillor Philip closed the meeting at 9.31pm