



# Theydon Bois Parish Council

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

Clerk to the Council: Ms Julie Taylor

## Minutes of the Parish Council held at The Village Hall at 8.00pm on Thursday 27<sup>th</sup> November 2014

**Councillors Present:** Cllrs Philip (Chair), Vincent, Gooch, Purkiss, Young, Howard, Hannibal, and Wood.

**Apologies:** Cllrs Hammond, Jones, MacDonald, Ms Julie Taylor (Parish Clerk & RFO)

**Officers Present:** Mrs EM Thomas (Assistant to the Parish Clerk)

### **172. Apologies for Absence.**

Cllrs Hammond, Jones, MacDonald, Ms Julie Taylor (Parish Clerk & RFO)

### **173. To discuss and approve the Minutes of the Parish Council Meeting held on 25<sup>th</sup> September 2014.**

The minutes of the previous meeting were held over for further amendment: re. 178.3 re.NEPP; 180.1 re. objection to 16 String Jack; 178-178.4 AP will redraft, sign and return next meeting.

### **174. 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

### **175. Public Participation session with regard to items on the agenda.**

Several Planning Questions re.local plan

Resident: is there any feedback re. Area Plans East?

JP: still confidential at this time.

Resident: consultation on likely sites – possibly May?

JP: still consolidating this as more work needs to be done. Also we need SHMAR targets for this.

Resident: Eric Pickles has made ministerial statement re. council& green belt.

JP: yes – have seen it

Resident: there are some queries people have about this, will any of it get to our Local Plan

JP: Yes, green belt housing needs has had Inspectorate guidance in green belt review – it will be featured. General remarks made re. green belt issues and new houses in the green belt. 3000 houses coming up – it does not match the need but Green belt is needed for constraints.

Resident: Green Belt Review queries re. desk and field studies, has anyone approached TBPC for this (JP: no) Also highlighted Neighbourhood Plan issues

JP: Funding for production of Neighbourhood Plan is under consideration

## **176 Clerk's Report - Correspondence**

- Reminder to all about Christmas Market (Nov 28) and Seniors Event (Dec 5): we still need volunteers.
- Horticultural Society will be in Forest Drive with winter baskets.
- JP: Re. petanque area in Queen Vic – if this is in use we can have it designated as a community asset – lets find out how to do this and we can have it on the next agenda: possibility to discuss at Planning.

## **177. Finance and General Purposes Committee**

177.1 Payments made since last meeting were unanimously approved.

177.2 Good start at budget for next year. Matched funds for Neighbourhood Plan accounted for. Any additions, please let us know so we can factor them in. Next meeting in January 2015, the budget is to go to this meeting.

## **178. Highways and General Purposes Committee**

178.1 Highways committee have cut back path from Graylands to Loughton Lane, Corporation of London have maintained it too.

178.2 College Place near 16 String Jack Site – large pothole now marked up for attention

178.3 Theydon Mews – April date for filling trenches, but not rut: AP to follow up. Inspectors will help also. The developers did not go to Highways with a Section 278; usually they should issue a bond or funding to carry out repairs if there are defects. AP to monitor progress with repairs and other bodies involved.

178.4 Bear in mind the 16 String Jack Development: we are dealing there with Essex Highways, Essex County Council, and Ringway Jacobs – communications can be mixed.

178.5 Harewood Hill & Woodland Way: extensive work in progress on kerb and pavement.

178.6 Liaison with EFDC and NEPP – re. funding and petition thereto, the score for the Green has gone up to no. 1. There will be a formal consultation by NEPP in March if it stays this way. Note that EFDC and NEPP both have changes afoot that may affect the score and therefore its impact.

178.7 Public Footpath behind Dukes Avenue: this is on City of London's oak trail now. Safety issues here – council and attendees have suggestions over how to improve it. Countrycare have been consulted re. upgrading costs and they will investigate – other bodies may help as Corporation of London will be looking for finance on this.

178.8 Transport for London (TfL): issue over TfL having permitted development rights to make a car park at the bottom of Station Hill. TfL and Highways have not approached TBPC on this issue but they are meeting next week to discuss it. A Section 278 is being sought and will be granted if it is in the public interest. Council suggested that a public consultation is required for this, also recommended that TfL should perform a Safety Audit – and that solutions need to fit in with the country scene.

Committee feedback:

- PG: Planning committee consensus is that TBPC should be involved. We should approach Highways Inspectorate and explain that we would like to be at the meeting and part of the decision process. Also consensus that this should be put in writing.
- MHannibal: What is the interpretation of benefit to the public?
- AP: what about Section 278 at district level?
- JP: have not come across this : discussed and suggested the chair of our Planning Committee or AP or both should action. All agreed this should be put in motion.
- PG: We could ask Ruth Rose at EFDC to comment. JP offered to contact her.

## **179. Cemetery Committee**

179.1 No meetings recently. Left hand post at entrance is leaning slightly – maintenance will be told.

## **180. Planning Committee**

180.1 TfL car park plans – discussed.

Planning Office at EFDC has received application for 16 String Jack, we are waiting to see report and if it is in December 2014 meeting.

- 39 Dukes Avenue – bungalow in house garden – strong objection
- 41 Dukes Avenue – garage planned is identical to one dismissed by EFDC at appeal. Strong objection and JP to scrutinize and see correspondence.

## **181. Community Liaison Committee**

GH: Seniors Party to take place December 5 – preparations are in full swing and layout will be a 45-minute musical programme followed by tea, then a musical finale. We should be well-staffed by volunteers but at least one councillor should be in attendance.

Christmas Fayre: AP can borrow cones from the allotments to cordon off The Heights. He is away on the day but they can be collected by JP. AP: If we need extra cones, we can borrow some from works on Harewood Hill, please ask the foreman there.

- Sound system/ School Choir/ Mulled wine all organised.
- Christmas Tree up on Nov 26, and the lights are being organised. Volunteers are still needed and PV can get an electrician to assist if required. Street sweeper is needed too: it may be best to ask face-to-face. AP advises that he is usually in the vicinity of the Theydon Bois shops at around 7am.
- Road closure: this needs to be done at 4.30pm and we require the police representative there. Andy Cook from police will be in attendance as will an enforcement officer.

Parish Storage: Ref. to letter from TBVA re. Document storage – suggest a metal storage area at the back of the car park. Suggested that TBVA tell us what they need – if not by next meeting on December 8 then by one after.

- PG: has contact who organised storage at Cricket Club, he could assess the situation for us. We could then put a project together and get a good deal.
- M Hannibal: Suggest new building at TB hall – with an office and storage, and do it under Section 106?
- PG: nice idea but cost would be prohibitive.

- Agreed that we should discuss this issue with Village Hall committee, and PG and JP to consult M Oliver about a container and other solutions. PG should also get some ballpark costs from his contact. AW & M Hannibal: we should look and see how much space we need. JP: please note that the existing storage zone is not totally our property.

## **182 Youth and Community Centre**

J Worby has been instructed and given an estimate. He is away at the moment, but he is moving forwards on this.

Scouts: Received a letter re. the Scout hut land lease: the Scout Group want to renew this in 2020.

- PG: This issue depends on urgency.
- M Hannibal: Odd to grant a lease on a property u have agreed to sell
- Resident: How fast can freeholder transfer?
- Resident: Council should be aware we want to secure the future of the Scout group and the hut.
- The issue is moving forward now – we should get the freehold and discuss terms with the Scouts.
- PV: The lease should be with Theydon Bois Scouts and not the actual Scout Association.
- JP: Need to get the Scouts and the Community Trust together to talk about this as soon as possible.
- JP: Plan of action – reps from Scouts should have dialogue with the Youth Trust and we will get freehold transferred.
- Residents: we should keep control and safety of the place within Theydon Bois.

## **183. 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.

New member of staff: welcome to new assistant to Parish Clerk, Elizabeth Thomas.

## **184. Following Agenda items will exclude Public and Press**

None

**Councillor Philip closed the meeting at 9.11pm**

**Julie Taylor**  
Clerk to the Council

**Councillor John Philip**  
Chairman of the Council