



# 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 30<sup>th</sup> October 2014

**Councillors Present:** Cllrs Philip, Jones (8:30pm), Gooch, Purkiss, Hammond, Young, Howard, McDonald, Hannibal, and Wood.

**Apologies:** Cllrs Vincent.

**Officers Present:** Ms Julie Taylor (Parish Clerk & RFO)

**172. Apologies for Absence.**

Councillors Vincent & Jones

**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 agreed and Councillor Philip would sign at the end of the 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.**

Item 10: regarding land occupied by Scouts centre. Debate followed.

Item 10: Makin Close residents: we back onto community centre and are concerned about change of use of hall in the last 18 months very large parties, noise deafening from PA & sound systems. Young children & sick people have been affected: it has gotten worse from July 2014. EFDC Noise Pollution officers have been informed. Councillor Philip: thank you for bringing this up, we have had other warnings about this situation, you did the right thing telling EFDC.

Youth and Community Centre debate; please see section 182.

## **176. Correspondence – Clerk’s Report**

The Parish Clerk reported on the following:

- Remembrance Sunday wreath has been ordered & it is in the office.
- Theydon Seniors Christmas event: entertainment and transport have been organised. It will take place 2-4pm December 5 – request for any other councillors/ volunteers who can help out. GH possibly, PV possibly, we will all ask around, JT to co-ordinate.
- Christmas Market: GH & JT organising this. We have applied for all necessary licences, we need to discuss charity (to follow), Christmas Tree to be confirmed, Theydon Bois school choir to perform, card competition under way, stall holders & residents shopping letters all gone out.

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

177.1 Not met since last full council. A list of payments to be approved is attached to agenda: approved. Councillor Philip signing at the end of the meeting.

177.2 FGPC members to agree date for next meeting: this will be 20<sup>th</sup> November 2014. AP requested FGPC members to consider if we have funds to do match funding for next year, as soon as possible so we can get it to Essex County Council in good time to get it in their programme. To go in agenda for next meeting.

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

178.1 BIFFA start the new street cleaning contract on Monday – good news.

178.2 Essex County Council have introduced 2014-15 repair programme. An extra £17.5 million is going towards fixing road defects. PR1, PR2, suburban & residential roads & pavements will be included and County will apparently be proactive in its approach, with more 24-man crews working on the project. Rural roads will benefit as 700 rural residential roads are designated to be worked on. Theydon Bois roads due for attention: Woodland Way, Hereward Hill, Avenue Road. See how it goes, and liaise about anything for next year. JP comment: this backs up our feelings on problems on roads and pavements: if you come across them, log them, get a UTR raised, tell the parish office, and we can keep a track on progress. Councillor (AW?): Avenue Road has been done. Our Committee walks roads in Theydon Bois to assess which are the most in need of attention. Referred to a small pothole on the edge of Orchard Drive which was filled in 3 times and has been properly done now.

178.3 Parking on the green: we’ve now submitted a petition going forward via EFDC to (?) Net for consideration -we will ask them to rescore that stretch of road with match funding as a bus route for school buses. We hope to get 35 points or more to take it forward. There has been a slight delay, an internal change related to EFDC Cabinet’s requirements was put back till December.

178.4 Corporation of London have flailed back a hedgerow between Hornbeam Road & Graylands this morning: good. However they did not extend it to the pathway, believing this comes under ECC Highways. AP proposes to members if they can find money (IRO £50) and ask Martin & Paul Neary to make the path wider. Comment - Path is heavily used by people going to school. If it is cut back it should go back quite a way. JP comment: Maintenance budget should cover; all agreed it is a safety issue. GH query: issue with moving a bench has been referred to Corporation of London and they are looking into that.

Opposite Balti: road sunken near station, AP aware of that, it has been reported, 4 different utilities are involved and all need to be co-ordinated. Under control, but it comes down to question of communication with different hotlines, call centres etc.

Notice board: leaking & needs replacing – this would cost £1500, but repairs would cost less and leave more money for village projects. Council is sympathetic with this: can we

get other parties to contribute – such as Village Association. GH suggests we get a couple of estimates for a good repair, if not, we can get a new one next year. AP reports back from meeting re. Dukes Avenue public footpath: with landowner, EFDC Drains, CountryCare, EssexCounty, JohnPadfield & TBPC. Footpath should be moved from where first small field meets second field & question over whether there should be a bridge. Legal implications and land issues are very detailed however. County is being consulted on cost of repairs to some parts of embankment. Green belt boundary issue raised. It is also a health & safety issue – will be on next month's agenda for update.

## **179. Cemetery Committee**

179.1 Committee have not met yet, but plan to ask Paul to cut the edge which has grown a lot – this will be done & we have budget. We are also keeping rubbish etc down, and there have been quite a lot of burials. We are going to finalise other issues eg. crossover and fees with a proper cemetery committee meeting, as soon as possible.

## **180. Planning Committee**

180.1 Cllr Gooch reported 2 main areas of interest re. Planning:

- Rejected Sixteen String Jack application, on a number of grounds, safety, lack of parking, design as we do not feel that the design fits well with the location. We await to see what the planning officers recommendation is going to be.
- Tennis Club has lodged an appeal; re the flood lighting. We will write again to the planning inspector once again lodging objection, and has encouraged the public to write in.
- Cllr Purkiss – Concerned about Queen Victoria and lack of customers, and parking restrictions. What would happen if the car park was to be sold off? the consequences for the village, and where would we put an alternative. CLLR Hammond, has concerns about this, feels that it could be possible for another application for this, and wonders if we can register this as a community asset. Cllr Philip, will take that up at district.

## **181. Community Liaison Committee**

- We have not had a meeting need to rearrange that.
- Christmas Market; 28<sup>th</sup> November. Public notice in paper because of the road closure, EFDC was implying that we had to, the cost for this was around £400. We have advertised with everything epping forest, and Theydon.org. We have put notices up in the notice boards. Hot food will be served at the market, the new butcher is looking into doing hot food.
- We have not had confirmation back from epping brass band, as to if they can perform.
- We are looking for a father Christmas.
- Lighting of the tree, as the Village Hall tree has now been removed. We are looking into what we do with a Christmas tree, including electric supply. Cllr Hannibal suggested a car parking space at the Queen Vic. Cllr Howard to look into this option.
- Charity last year we did Citizens advice, it was unanimously agreed St Claire's Hospice.
- Charity collection circulated to all Councillors for the Saturday 29<sup>th</sup> November.
- Theydon Seniors: 5<sup>th</sup> December.

Peter Hammond, we have discussed considerable, and would put through his motion. Resolution as follows:

**Cllr Peter Hammond Resolution**

'That we the TBPC resolve that the Freehold of the land roadway and parking areas, currently occupied by the Scouts and TBCAYT should be transferred to the TBCAYT and that a restrictive covenant be placed on the land by TBPC.

That the land and buildings shall only be used for community uses, and that no part of the land can be used for residential or commercial purposes.

TBPC will retain ownership of the strip of land from the northern kerb edge of the roadway to the boundary with land to the rear of Rozelle and that a restrictive covenant be placed on that land by TBCAYT that it cannot be used by pedestrian or vehicles for access behind Rozelle.'

That we instruct our Solicitors to provide the necessary conveyance documentation forthwith.'

Cllr Hammond, has said that there are 7 Councillors whom have signed the resolution. Request that the vote is on the minutes.

Cllr McDonald; seconds the motion.

Roy Newland TBCAYT , strongly feels freehold should be passed. To summarise, has pulled extracts from previous council minutes, feels that these minutes show clearly that the freehold should be transferred to the trust rather than the parish Council.

Cllr Howard ' if youth trust folds will that be passed back onto the Council ?'

Roy Newland ' the charity commission can offer it back to other constitutions, which will then come to the local community.

Cllr Jones ' Points out that this 'could' be passed back to the council and does not have to be. It would not come back to the parish council, and the charity commission has discretion as to whom they choose directorship, it does not have to remain in the village, it could be anybody.

Cllr Philip' his personal preference was 999yr lease as this gives protection to all sides, as this would be an effective freehold, and gives significant protection on both sides. It protects things for the village for the long term.

Resident ' comment as a rate payer, the money comes out of the precept, there was no indication that the freehold was going to be given to another body, and disagrees as that the freehold being passed on as residents who have funded the project, have not been notified, and feels that the freehold should stay with the parish council.

Resident ' was discussion with having a number of Theydon residents as a clause, and feels that this would be a good idea.'

Cllr Hammond ' regards to scouts lease, the lease at the moment is with the freeholder, the scouts lease can be renewed as part of that existing lease.

Scouts representative ' we have been seeking a renewal of the lease for the past 2 yrs, To secure the future of the Scouts.

Cllr Hannibal ' Is there any solicitors advice ?'

Cllr Philip ' Met with our solicitor was working under construction with the 999yr lease. There is no technical reason if requested could not transfer the freehold.

Cllr Gooch ' Believes that the political structure will change, and feels that this should be run by the village. Would like to see the trust being local residents.

Cllr Hammond ' prepared to amend his resolution to say 'Subject to the constitution of the Community and Youth Trust being amended to ensure that the trustees are composed of at least 75% Theydon Bois Parish Residents.'

Cllr McDonald seconds revised resolution.

Cllr Wood reiterated that this has not been resolved, and is eager to get the situation resolved and decision has got to be made.

Cllr Howard 'Encouraged 75% Theydon Bois residents.

Cllr Jones ' Concerns resolution passed, we will be passing over the freehold without knowing the possible legal issues. Welcomes 75% Theydon Bois residents, but still has concerns.

Cllr Philips ' proposal with a modification 'Subject to the constitution of the Community and Youth Trust being amended to ensure that the trustees are composed of at least 75% Theydon Bois Parish Residents'.

In favour 7 against 3, the motion is carried, we will instruct our solicitor. There may be additional conditions to be added to the freehold.

Cllr Purkiss ' has asked to find out how much we have spent so far.

Cllr Philips ' we can find out for next meeting.

**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.

None

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

184.1 Staff matters –

Cllr Philips – interviewed 6, we narrowed it down to 2 who came to do the minutes for the planning meeting. Elizabeth Thomas, used to work for EFDC in the planning dept. Good references, and a strong CV. We had one set of minutes back from the preferred applicant. Both Julie and I interviewed, and we both agreed on this applicant. We would like to recommend Elizabeth to Council.

Cllr Gooch – said that he thought it was really unfair to invite 2 people to take minutes at the same time, as this made it more competitive.

Cllr Philips – said we did state that we will be inviting 2 people back to take the minutes. But does take on board what Cllr Gooch has said.

Cllr Wood – feels that we as Councillors should have known that those two people were coming to the meeting.

Cllr Gooch – says that the recommended person was good.

Cllr Purkiss – do we have a probationary period?

Cllr Philips ' Yes we do have a probation period.

**Councillor Philip closed the meeting at 9:58pm**

**Julie Taylor**  
**Clerk to the Council**

**Councillor John Philip**  
**Chairman of the Council**