



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 January 29th 2015

Councillors Present: Cllrs Philip (JP/ Chair), Hammond (PH), Gooch (PG), Purkiss (AP), Young (RY), Howard (GH) and Wood (AW).

Apologies: Cllrs Vincent, Jones, MacDonald, Hannibal; Ms Julie Taylor (Parish Clerk & RFO)

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

172. Apologies for Absence.

Cllrs Vincent, Jones, MacDonald, Hannibal; Ms Julie Taylor (Parish Clerk & RFO)

173. To discuss and approve the Minutes of the Parish Council Meeting held on November 27th 2014.

AP presented an amended Highways section for the minutes of October 2014 meeting; to be scanned and circulated forthwith. Minutes for November 2014 otherwise approved.

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.

Planning questions re. Transport for London (TfL) and new car park proposal. Resident: Gave general update of case and stated that Theydon Bois Action Group (T-BAG) have counsel who indicated that TfL cannot develop the site under Permitted Development under a point of law. Stated that Nigel Richardson of EFDC was told this on January 7. Asked if EFDC's counsel has fed back yet.

- Cllr John Philip: No feedback as yet, but I am meeting Nigel on January 30th.
- Resident: Can we see EFDC's counsel's report when it comes out?
- JP: I will ask Nigel. Up to now Theydon Bois Council and T-BAG have shared all their information – it's advantageous to do so; we can make sure we're doing the right thing.
- Resident: We need solicitors' feedback on item 11; Parish Council have received something. JP: yes – report went to all councillors and we can answer their questions tonight.
- Resident: Is TfL's a legal application? Rural Preservation asked for terms under which to make objections. Will a decision be made under A2A or A2B? We need Nigel's response.

- JP: I will follow up on process: and make sure the right processes are followed. JP to liaise with Nigel.
- Resident: **Neighbourhood Plan**: How will funding be raised and what has been allocated?
- JP: We deal with the budget for next year tonight: planning and planning advice are both in it.

176 Clerk's Report – Correspondence

- The Theydon Seniors Christmas event was a success – around 45 attendees including 2 care homes.
- The Christmas Market and Saturday collection raised £682.43 for St Clare's Hospice. GH showed the letter they sent, thanking everyone for their support.
- St Mary's Church grass-cutting – to be discussed later.
- A Kids' Funfair has been proposed to take place on the Green this summer: it must not clash with the Donkey Derby; suggestion that the two could happen on the same day.
- Development at 2 Chestnut Cottages – enforcement have become involved. EFDC to make sure this is not permitted development.

177. Finance and General Purposes Committee

177.1 Payments made since last meeting were unanimously approved.

177.2 BUDGET 2015-2016.

- More revenue for Cemetery.
- Interests to be on newsletter form.
- Support grant has yet to go through Council: it is down on last year due to calculations made on number of dwellings and council tax base
- A £140,986 proposed precept next year will keep the deficit at a level.
- Total income for next year to be £143,836.

Continuing expenses

- Cemetery £7,200
- Finance & General Purposes £96,290
- Christmas events

Highways & Environment

- Total £10,680 with allotments at £2,960

One-Off Charges

- Trees
- Legal fees for Community Centre
- Playground
- £5,000 to protect traffic regulations on the Green
- £10,000 for Highways Infrastructure (this is matched funding)

Planning

- £10,000 for Planning Advice
- £10,000 for Local Plan

Reserve for one-offs: £37,500 for project expenses for the benefit of the village.

JP: I formally propose to set the precept for next year at £104,986.

- Budget passed and will be submitted to EFDC on January 30.
- Budget accepted for next year.

178. Highways and General Purposes Committee

178.1 Highways report:

- New barriers at zebra crossing
- Pothole by 16 String Jack filled
- Rut at Theydon Mews to be repaired (potholes are dealt with)
- Report on Orchard Drive/ Elizabeth Drive radius under way
- Work in progress at Woodland Way – doing well
- Meeting to take place in Braintree about parking on the top of the Green: NEPP and EFDC are to be involved and EFDC are to propose a new scheme. This is at the top of their priority list and if consultation goes well TROs and line painting will happen.

178.2 JP: When the consultation takes place we advise people respond to it if they want yellow lines installed: we will inform you when the consultation will be; it will be in public notices and newspapers.

179. Cemetery Committee

179.1 Next meeting will take place on February 5.

- Budgets & costs will be covered at the meeting
- Essex Probation Service has offered to send some of their community workers to help us – we will have a meeting about this first, but we like the idea as it'll save money.

179.2 JP: The community workers have done work at St Mary's and they were really good.

180. Planning Committee

180.1 2 Chestnut Cottages: There has been sudden building of a large loft conversion here. EFDC Enforcement has visited and will check what the Permitted Development status is. This has been happening more since the government relaxed rules.

180.2 Transport for London & station car park: Cllr Gooch met Nigel Richardson at EFDC on January 23. The meeting was useful, and PG will feed back what he hears from counsel. On the Part 2 issue, the wording states "building" but not sure if this is generalised or refers to an actual structure. PG has also liaised with Matthew Lane at Essex Highways.

180.3 Transport for London & station car park: Agreed there should be a full planning application so everyone can consult. We will wait for EFDC feedback as they cannot proceed without legal advice. There is an extension on this application till February 12 and it will be considered next week.

180.4 Flower Yard (The Elms): we are objecting to 2 5-bedroom properties here, they would be out of keeping with bungalows in the street scene there.

181. Community Liaison Committee

181.1 Doctors' Surgery is stopping on Thursdays -they will only be there 2 days a week.

181.2 Dr Riches moving out of district in August – cover to be arranged. We have asked for signs to go up and a notice on the website about all changes going on at the surgery.

181.3 Health Survey: survey for health provision related to 5-year strategy will be running public workshops at Epping Hall on February 26, 5-9pm.

181.4 Seniors Event: Next one to be on March 20. We have noticed a drop in numbers recently – if anyone has any ideas for entertainments or things to do, please let us know.

Parish Storage:

- Cllr Gooch has now liaised with John Padfield and the Village Association on this subject, and they will manage the project.
- PG to meet them on site with a view to decision where to put the storage.
- We have looked at different options – R.Page, who did work at the Buxton Trust field, have given a quote of £4685 + VAT, not including electrical installation.
- PG to also talk to John Padfield again and get his view on this quote – PG will feed back to the next Parish Council meeting.

182 Youth and Community Centre

Report about this venue went out with the Full Council agendas.

- Cllr Hammond expressed disappointment with delay on solicitors' (J. Worby) end.
- It has been 3 months since our resolution was passed and no paperwork has been sent to the Trust's solicitor. We cannot move forward until this happens.
- PH also disappointed that the report that did come back was not what we asked for.
- Suggestion that we change solicitors: we can consider this at a later meeting.
- JP: This was a council decision but I can't excuse Worby's delay.
- We have chased Worby continually; I would rather we'd brought this to Council in November but we had nothing to present.
- The report: JP would have liked to circulate it sooner but it arrived with him late.
- JP, PH, PG, discussed the report and its wording.
- Covenants read out and verified, and corroborated by residents.
- Trust is not for profit: corroborated by residents.
- Rights and easement rubric read out and verified, and corroborated by residents.
- JP advises making sure we go through the appropriate purposes; possibly to get together and plan what we will say in our next draft. PH reminded that we can't move on till the Trust's solicitors have been informed.
- JP suggestion that we do what we can as fast as we can.
- Covenants agreed to be fairly standard; and they cover what we require (notably protecting lease for the Scouts).
- PH suggest TPI should be put to the Trust's solicitors and we can put it on the agenda at the next meeting.
- JP to chase J Worby again.
- Resident comment: the land is now on the Land Registry so this should make things easier. Noted that J. Worby also has the Land Registry plan where this features.
- PH: propose TPI is delivered to the Trust's solicitor – agreed.
- The report also has pre-emption, if the land is to be disposed of, Theydon Bois parish council has first option on it. Corroborated by resident: wording will help if there is something including "predominately residents of Theydon Bois".
- JP to get J. Worby to attend to this and to liaise with resident who has spoken about the Centre this evening.
- Solicitor to be given TPI with pre-emption details: expedite this. Feed back at next meeting. Council happy with this.
- AP suggest we appoint someone to chase things up on this matter and to assist the resident concerned with it: PH & PG will.

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.

Planning matter regarding floodlighting at the Tennis Club: the club was successful at appeal. PG to see what their next move will be – the Buxton Trust has previously said no to lighting (related to both dark skies policy and consideration for neighbours). More to follow.

184. Following Agenda items will exclude Public and Press

None

Councillor Philip closed the meeting at 9.15pm

Julie Taylor
Clerk to the Council

Councillor John Philip
Chairman of the Council