



Theydon Bois Parish Council

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

Clerk to the Council: Miss Julie Taylor Secretary & Assistant to the Clerk: Mrs Elizabeth Thomas

Minutes of the Parish Council held at The Village Hall

at 8.00pm on Thursday 29th September 2016

- **Councillors Present:** Cllrs Philip (Chair), Gooch, Wood, Phillips, Burn, Withers, Purkiss, Crook, Howard and Hannibal.
- **Apologies:** None
- **Officers Present:** Julie Taylor (Parish Clerk and RFO), Elizabeth Thomas (Assistant Clerk)

A minute's silence was observed in honour of former councillor Peter Hammond, who died recently.

418. Apologies for Absence

None

419. To discuss & approve the Minutes of the Parish Council Meetings held on 30th June 2016

Signed as a true record.

420. Disclosure of Interests with regard to items on the Agenda (existence of any Disclosable Pecuniary Interest, or existence and nature of Other Pecuniary Interest or a Non-Pecuniary Interest). The Council has adopted the Essex Public Law Partnership Code of Conduct.

None

421. Public Participation session with regard to items on the Agenda

Tonight's meeting saw a very high turnout of concerned residents, due to the first draft of the Local Plan which was announced on Tuesday afternoon, September 27 2016. Cllr Philip moved to reassure everyone that our agenda today only features an update on the Local Plan and does not intend to springboard a full discussion of the draft. The Parish Council has not had the chance yet to meet and discuss this subject. We do plan a public meeting devoted to the subject at the end of October/ early November at the start of the consultation period. Cllr Philip, Portfolio Holder for Planning at EFDC, stressed that the Local Plan at this stage is consultational only – and he himself is not in accord with every part of the Local Plan draft. Changes from now till the plan's submission to the inspectorate are expected and resident comments are

welcome. Cllr Philip explained the consultation and submission process; a summary of the Plan will be sent to every home in the District, and the Parish Council will take professional advice on what is in the Plan.

- Resident comment: Resident outlined the Government's Green Belt policy and its political background; planning policy and how it is developed, local action group mission statement regarding the Plan and requested that Cllr Philip lobby the MP.
- Cllr Philip: Reflected on the last target (2012) and change in population forecasts since. He has discussed the Green Belt with the MP and will again. We will not build one more house than needed.
- Resident comment: Yellow lines on the Green make it hard for residents to park even if it does deter commuters. Also, general comment that even if the draft Local Plan will be drastically altered, the Green Belt is threatened and it has scared a lot of people.
- Cllr Philip: We have to produce a draft plan: and we need comments with evidence from everyone. We're expecting significant input—the draft will change and residents are the ones to power that.
- Resident comment: We should protect the Green Belt – as Portfolio Holder will you recommend the draft at the meeting in EFDC on October 16?
- Cllr Philip: I am proposing that this goes for consultation. Gave overview of sites, permission and building. Outlined bid for Harlow Garden Town. The Plan gives framework for new building up to 2033.
- Resident comment: Is Brexit being taken into account on the Plan?
- Cllr Philip: Yes it is.
- Resident comment: What about the infrastructure – schools and so on?
- Cllr Philip: Yes – the Infrastructure Delivery Plan deals with this, including parking zones! We could have a village-wide controlled residential parking scheme – see the Plan's background information for more.
- Resident comment: What does "unsound" mean in relation to the Local Plan?
- Cllr Philip: If there is no Local Plan, there are no policies to govern where development takes place and developers have a free for all controlled only by the National Policy Planning Framework. Central Government would then formulate the Plan, with less consultation with residents. We don't want to use more of the Green Belt than necessary, and other towns in the District are taking a similar viewpoint - meetings similar to this one are taking place all over the Epping Forest District right now.
- Resident comment: Aren't there policies are in place to keep developers in check without a Local Plan – related to Green Belt and sustainability?
- Cllr Philip: Policies can change – and if this happens we still will need to utilise the Green Belt – a concern in our district which is 92.4% Green Belt. This will be revisited on October 31 – please respond with your evidence.

- Resident comment: What is the minimum number of houses that will be built? We heard it's 360.
- Cllr Philip: No figures at the moment – sites in the draft plan are only identified as potential developments and promoted by the landowners, and they will be processed accordingly. Landowners can also pull out of the plan.
- Resident comment: Is there any space for public comment after the public consultation?
- Cllr Philip: Yes – if comments come in afterwards we will take them on board.
- Resident comment: What if the present option isn't objected to after planning officer's and expert's advice? Would the inspectorate pass it even if car parking was under threat?
- Cllr Philip: We will retain the same number of parking spaces and develop beside or above them. Outlined EFDC ideas such as new uses for North Weald.
- Resident comment: Should Theydon Bois and Epping be put forward as sustainable developments – they are on the Tube line and it's at full capacity?
- Cllr Philip: All settlements have sustainable status – and Transport for London say that the Tube is not at capacity – I have met them and they do capacity analysis (and study car parking) on a rolling basis.
- Resident comment: Would new building and the traffic it generates require street lighting to be brought in?
- Cllr Philip: Neighbourhood Plan would deal with this – more soon.
- Cllr Gooch: the Planning Committee has not discussed the Local Plan in depth yet. I have met with a planning consultant and have budget for expert advice – I suggest we pool resources and work with TBAG, Rural Preservation and so on to put together a strong defence.
- Resident comment: What would the status of the housing be?
- Cllr Philip: Chapter 4 of the Plan gives the housing mix – 40% must be affordable. More soon.
- Resident comment: what is update on parking along Abridge Road?
- Cllr Purkiss: NEPP are doing a report on this situation.
- Resident comment: Explained dilemma over parking on the path, ticketing and parking on the road which is dangerous but has been condoned – and so commuters keep doing it.
- Cllr Philip: District Police Commissioner is coming to EFDC Neighbourhood Panel – I will find out the date and encourage Theydon Bois residents to attend too.

422. Correspondence – Clerk's Report

- Woburn Avenue and Popular Row have had the Water Board working there.

- Notice Board at the Heights – owned by EFDC – damaged, we have chased Amanda Hoadley and she is chasing contractor to have a look at it.
- IlBacio–still open even though they have had action taken over illegal working.
- Christmas Fayre: we have 8 stalls taken thus far and we are looking for a face painter.
- Christmas Fayre – road closure forms sent off, along with temporary event forms. We need the charity of the year before we can send street collection forms off. See below.
- Essex Playing Field AGM is at Chelmsford (Essex Cricket Club) Thursday 13th October 2016.
- Dukes Avenue: an email has been sent to Chris Camp Essex county council re. footpath 3. See below.
- Essex policing team have been contacted regarding parking situation on Abridge Road
- Christmas Party for Council & Staff – more soon.

423. Finance and General Purposes Committee/Community Liaison Committee

423.1 Payments since last meeting – **APPROVED.**

423.2 F&GP Committee: not met yet. We await Christmas tree update. No change in Buxton Trust lights issue.

423.3 External audit report arrived – we have passed.

424. Planning Committee

424.1 Sixteen String Jack: Applicant and Parish Council have had a positive dialogue, we have fourth revision of the plans at committee request – this will be back in front of Planning Committee next Thursday and all is in place as per pour comments. Hopefully we have been reasonable.

424.2 Local Plan Update: This goes to Cabinet next week, consultation follows, leaflets will go to all.(Please tell Cllr Philip if there are any areas where postage is irregular). Exhibitions will take place and an online and paper response form will be available.

425.Highways, Cemetery and Environment Committee

- Broken kerbs in Hornbeams area: they have been cemented back.
- Yellow lines on the Green: these are an improvement.
- Green Glade/ Pakes Way: resident parking is on the agenda for this time next year.
- Woburn Avenue: NEPP to discuss this next March.
- NEPP rep visit: Discussion and Q&A to happen November 2016.
- Abridge Road parking issue: more soon on this.
- Rear of Dukes Avenue: we are looking for funding to tidy this up, also trying to involve Countrycare. Chris Camp @ ECC has been in touch and we will clarify if it's the Oak Trail and hopefully get City of London on board too.
- Path on the Green: overgrown so needs work, proposed budget of £300 for this. Agreed.

426. Community Liaison Committee

- Seniors Event: November 25, 2-4pm. All helpers welcome, please spread the word. We are still looking for entertainment – all suggestions welcome.
- Christmas Market: December 2. Mediterranean Plants coming back with price for tree.

- Electricity from crossing – we have written to ECC and Cllr Howard spoke to them.
- Action: to inspect hole on the Green where the tree could be sited.
- We have booked reindeer for the fayre this year – looking forward to seeing them.
- We have option of snow globe for pictures – they cost more but are effective. Cllr Philip suggested Cllr Howard and Community Liaison committee decide between teacup ride and globe. See how much the tree costs first.

Charity of the Year: Various suggestions made. Agreed that the Hospice that cared for former Cllr, Peter Hammond, is this year's charity and next year we will raise money for Alzheimer's Research.

427. Reports from Representatives

CCTV next time – Cllr Withers who researched this had to leave early.

428. 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.

- Repair of fence on Abridge Road: Cllrs Phillips & Withers have researched remedy and are chasing details about insurance.

429. Following Agenda items will exclude Public and Press

Pursuant to section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it is resolved that because of the confidential nature of the business to be transacted, the public and press leave the meeting during consideration of the following item of business:

- None

Meeting was closed by Cllr Philip at 9.25pm.

Julie Taylor

Clerk to the Council

Councillor John Philip

Chair of the Council