



Theydon Bois Parish Council

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

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

Minutes of the Parish Council held at The Village Hall at 8.00pm on Thursday 23rd February 2017

Councillors Present: Cllrs Philip (Chair), Gooch, Hannibal, Howard, Burn, Phillips, Crook, Wood and Purkiss

Apologies: Cllr Withers & Julie Taylor (Parish Clerk and RFO)

Officers Present: Elizabeth Thomas (Assistant to Parish Clerk & Minutes Secretary)

466. Apologies for Absence

Cllr Withers & Julie Taylor (Parish Clerk and RFO)

467. To discuss and approve the Minutes of the Parish Council meeting held on January 26 2017.

- Signed as a true record

468. Declarations of Interest (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

469. Public Participation Session

None

470. Correspondence – Clerks Report

- Despatched request freedom information from Roland Frankel
- Julie Taylor went on social media course recently – very useful
- PCC at St Mary's has written to thank us for the donation
- There have been burglaries recently in Theydon Bois according to police round robin – in region of Orchard Drive & Poplar Row
- Best village form is here: we will address our 2017 entry soon
- New version of EFDC Code of Conduct is coming, details to go to all councillors to ratify next time.

471. Finance and General Purposes Committee/Community Liaison Committee

6.1 Playground At Theydon Presentation:

- PAT Committee presented and talked the meeting through 3 quotes to replace playground equipment, which have been circulated to all councillors. Sovereign (local company) being the cheapest ranging through Wicksteed (national company) to Playdale (also national and maker of the existing play items).
- We need to replace some items on the playground – they are rotten. A new activity net and roundabout are planned, and some items are to be retained eg. the slide. New benches will also be installed – one dedicated to Joy Wainwright.
- Playdale quote: this is being offered with a discount and it is the one the PAT committee prefer. The flooring is bonded rubber mulch which is hardwearing and deters cycling. The apparatus cover a wider age range, up to 11years, with a new centrepiece that would deter ball games.
- PAT committee approves of Playdale scheme and would like to get as much funding from Theydon Bois PC as possible to give a platform to launch their fundraising activity. Planned fundraisers include a summer fair, a market, donkey derby, quiz night, marathon haircutting session, open gardens and a social media and Justgiving involvement.
- This has been an award-winning playground: we should make it so again.
- Want to negotiate with Playdale: Cllr Philip: do we as a Council agree this is something we want to support?
- All: Yes. Cllr Philip then signed PAT fundraising agreement that we fully support their campaign.
- Next steps: we need to get a lease and to contact solicitors. Council all in agreement that we should get a 99-year lease. PAT also must get a solicitor. Peppercorn rent will be £1 a year. Parish Council to contact Foskett Marr to get this started. We have funds in the budget to do this. PAT agreed to carry out repairs and maintenance in future. Cllr Gooch to ask Lyn Gooch about legal issues.
- Letter re. Tesco funding: Cllr Philip has seen this and can comment now we are agreed to give funds as a Parish Council.
- Cllr Philip: we should look at this in two stages – how much we want to sign up for and how we want to fund it – a Public Works Loan possibly?
- Cllr Hannibal: Over £20k feasible – we should work on £20k committed to, a lease committed to, and see what can be done with other fundraising.
- Cllr Gooch: How will we handle the structuring – will Parish Council pay for certain equipment for example? And how do we put it through our books for VAT? £20k out of the £94k required is a big amount, a public works loan will give more scope to fund them further.
- Cllr Hannibal: A larger sum is fine but we need to know the amount. Suggested that we could do the flooring – it's £40k – and they can bill us direct.
- PAT Reps: We can ask Biffa, Veolia etc to fund particular pieces of equipment as well.
- Resident: Will Section 106 money be involved in this?
- Cllr Philip: This is where the initial £20k will come from. Public Works Loan will make up the rest.
- Cllr Hannibal: If we focus on funding the flooring, this will give PAT a target to aim for.

- PAT Reps: Biffa and Veolia are good funding sources but they need to see money has been raised beforehand, before they will commit. Potential amounts are – Tesco £4k, EFDC £5k, ECC £10k. Epping Town Council were unable to help. Also – there will be maintenance costs.
- Cllr Philip: Proposal: that we as a Parish Council will fully fund the bonded rubber mulch flooring via Section 106 funds and a Public Works Loan. We will pay and reclaim VAT as long as Playdale bill us directly. Cllr Hannibal proposed: Cllr Philip seconded. Carried by TBPC unanimously.
- Cllr Philip: Many thanks to PAT Committee for the presentation, very interesting. Tesco document will be signed before we leave today, and will be returned to you forthwith. We should not need planning permission for works but we will double check with Nigel Richardson at EFDC.

6.2 Payments since Last Meeting: Cllr Hannibal proposed, Cllr Philip seconded, All agreed. Passed.

6.3 Finance & General Purposes Committee: no new developments since last time. We are £9k short re. cemetery income. Budget was passed at EFDC on Tuesday, precept set, not raised from last time.

6.4 CCTV Update: Cllr Withers is away but this has been done and upgraded, there will be a final talk-through on Sunday and everything will be formally signed off after that. Playground images will be downloadable from a box there.

472. Planning Committee

Cllr Gooch commented: We have been very busy and have had some controversial schemes.

- Dental Surgery 21-23 Forest Drive: refused by delegated authority.
- Marcris House: Had proposed closing this but it is under new management, full and has a waiting list
- Cornerways: proposed demolish and replace with modern build: seen as out of place on the Green.
- Old School House: pulled down, but we have been in touch with EFDC and they are aware. It isn't a Listed Building but they insist it will be rebuilt to plan.
- Neighbourhood Plan: touched on this last month, we want to get moving on this. We will form a small working group and then will expand into a committee. Councillors, Rural Pres, TBAG and the public all will be involved.

473. Highways, Cemetery and Environment Committee

Cllr Purkiss commented:

- We are at the consultation stage for resident parking (around Green Glade, Pakes Way & Woburn Avenue) and all seems positive so far. Passes are £45 for the first car, £85 for the second and any others subject to approval – and day passes are £10 each. Commuters can obtain the day passes – they have to be considered.
- Resident parking on the Lower Green: there is concern about displacement from other areas. Comments in by March 10, implementation October this year. Cllr Philip encouraged everyone to write in if they are affected by this.
- Loughton Lane pothole has been repaired.
- Parking permit post on Orchard Drive has been fixed.
- Coppice Row sign: This used to be positioned by Birch Hall – it is a nice artefact so we placed it outside the Village Hall. However, when the Village Association had the new hedge planted, the

digger driver didn't see it and it was damaged and ultimately disappeared. It was eventually found in a shed a few miles away and we have it back. It needs welding and repainting and we will then discuss where to reposition it.

- History: The Village Hall is a wonderful asset but we don't have anything there to describe the village's history: what about curating something? Cllr Philip agreed and said we should consider this; the old chain of office can be included in a display and the VA and Rural Preservation Society can have a part in it.
- Shopkeeper Parking: Local shopkeepers have asked us where assistants can park. Councilors have suggested that the Village Association allow 10-20 spaces in the Village Hall parking lot so the workers can park there for a fee: VA said no. There is room although 2-3 times a month the car park is full due to U3A and NADFAS meetings. We need to discuss again as there's no real alternative. Council suggestions to help include writing to the VA to ask them to reconsider (it was discussed under Any Other Business at a recent VA meeting); permits for workers to park on the Avenue of Trees; parking in the Queen Vic Pub car park; looking elsewhere in the village. Suggested also to remove some spaces at the Avenue junction by the shops for safety reasons – this is not feasible as we are short on parking spaces any way and need as many as possible to keep the village centre vibrant. Suggested to draw up list of places for parking which have been discounted to help with this.
- The Hoppitt: It's a village project – we want to make this an asset. Cllrs Purkiss & Gooch met the Corporation of London who liked the idea; want to work with the church as well – possibly on the railings and the path to the gate. Quote from metalworker for a section of railings is £200 before installation. We will do a proposal and look for grants etc.
- Next Highways & Environment Committee TBC: to check how many times we should meet.

474. Community Liaison Committee

Cllr Howard commented:

Seniors Party for the spring is booked in for March 17. So we're going with a St Patrick's Day theme. Helpers are needed so please spread the word – and if anyone has any contacts for Irish style entertainments please tell Cllr Howard.

475. Reports from Representatives

None

476 Any Other Urgent Business for Report (without decision)

- Phone Exchange: the foreman of the works is trying to get the fence back.
- Business Rates: Cllr Philip estimated that the only place we will see these rise is Loughton.
- Coppice Row sign: resident suggested putting it next to pillar box.
- Parking: resident suggested shop workers could park at the cricket ground on weekdays, Cllr Hannibal advised that there's nobody to manage it and insufficient funds to engage an attendant.
- Hedges: in 2003 the schoolchildren planted hedges at Great Gregories buffer land: suggested retrospective article on this in village news.
- Meals on Wheels: does anyone know if EFDC have withdrawn from this scheme? Cllr Philip advised it isn't our remit or EFDC's: it's an ECC matter.

477 Following Agenda items will exclude Public and Press

None.

Councillor Philip closed the meeting at 9.28 pm

**Julie Taylor
Clerk to the Council**

**Councillor John Philip
Chair of the Council**