

Ongar

Town Council

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AGENDA

THE PLANNING & ENVIRONMENT COMMITTEE

You are hereby summoned to a meeting of the Planning & Environment committee meeting to be held on 18th April 2024 commencing at 7.00pm at the Council Offices, Bansons Way CM5 The press and public are welcome to attend.

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Eileen Gough
Assistant Clerk

PLN38/24 Those present and apologies for absence

PLN39/24 Declaration of Disclosable Pecuniary Interests

PLN40/24 Public participation

PLN41/24 To agree the minutes of Planning Committee meeting minutes of 21st March 2024

PLN42/24 Correspondence

PLN43/24 To consider planning applications: -

[EPF/0516/24](#) – 117 Woodland Way, Ongar

Conversion of an existing integral garage into a habitable space, and the installation of an external 'pitched roof' over the garage entrance/porch enclosure.

[EPF/0537/24](#) – Unit 4 Bansons Yard, Adj to High Street Ongar

Demolition of existing garage and proposed three number terraced town houses.

[EPF/0543/24](#) – Unit 4 Bansons Yard, Adj to High Street Ongar

Conservation area consent for demolition of existing garage and proposed three number terraced town houses.

[EPF/0551/24](#) - 6, Landview Gardens, Ongar

Proposed side and rear extension.

[EPF/0597/24](#) – 1 Marden Ash Mews, Stanford Rivers Road, Ongar

Application for variation of condition 2 on planning permission EPF/1198/22 (Removal of existing dilapidated and unsafe store building. Proposed single storey rear extension

with pitched roof to provide additional kitchen space and additional living space with WC.

[EPF/0612/24](#) – 1 Marden Ash Mews, Stanford Rivers Road, Ongar
Erection of new domestic garage.

[EPF/0614/24](#) – 1 Marden Ash Mews, Stanford Rivers Road, Ongar
Grade II listed building application for the erection of new domestic garage.

FOR INFORMATION

None.

PLN44/24 To discuss the variances between planning application decisions of EFDC and OTC

PLN45/24 To note planning decisions

EPF/0174/24 – Essex House, 118 High Street, Ongar

Prior approval change of use from commercial class E to 6 dwellings.

Refuse: The proposal would result in inadequate natural light to all habitable rooms contrary to the conditions as set out in Class MA of Part 1 of schedule 2 of the GPDO (2015, as amended) and is supported by Local Plan policies DM9 and DM10 and the NPPF 2021. 2 The proposal fails to meet the nationally described space standards contrary Class MA of Part 1 of schedule 2 and Article 3 of the GPDO (2015, as amended) and is supported by Local Plan Policy DM10 A and the NPPF 2021.

EPF/2765/23 – Field adjoining Bowes House, High Street, Ongar

TPO/EPF/26/99 (Ref: T1 & TPO/EPF/16/08 (Ref: T1)

T2: Horse Chestnut and T3: Norway Maple – Fell and replace, as specified.

Approve with conditions: A replacement Lime and Oak tree of a size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place. Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF. 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works. Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to ensure that the Local Planning Authority is made aware in advance of the intention to carry out works in accordance with this permission, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF. 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard). Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to minimise the loss of the amenity value of the tree(s), and to preserve its / their health, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF

EPF/2693/23 – 19 Onslow Gardens, Ongar

Single storey rear extension, raise existing garage flat roof at the side and change roof to sloping on front elevation.

Approve with conditions: The development hereby permitted shall begin not later than three years from the date of this decision. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended). 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 15723/01; 15723/02; 15723/03; 15723/04; 15723/06; 15723/SP and Location Plan. Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans. 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans. Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF. 4 Access to the flat roof(s) over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio, or similar amenity area. Reason: To safeguard the privacy of adjacent properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

EPF/0570/24 – Central Green, Great Stony Park, High Street, Ongar

Great Stony School Conservation Area – 4xRed Oaks – crown lift to provide clearance for vehicles on access drive. Balance lower crown to match all round.

No objections.

EPF/0135/24 – 33 Great Stony Park, High Street, Ongar

Erection of an ancillary garden room.

Approve with conditions. The development hereby permitted shall begin not later than three years from the date of this decision. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended). 2 The development hereby permitted shall be carried out in accordance with the following approved plans: • 01 – proposed plan and elevations • 02 – existing and proposed site plan • Location Plan • Arboricultural Site Plan (Existing) P1816-ASP01 Received by the Local Planning Authority on 23.01.2024 Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

EPF/0307/24 – 38 Great Stony Park, High Street, Ongar

Single storey extension and construction of new canopy.

Approve with conditions. The development hereby permitted shall begin not later than three years from the date of this decision. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended). 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 02 Rev C. Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans. 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in colour, style, bonding & texture those of the existing building. Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policies DM7 & DM9 of the Epping Forest District Local Plan 2011- 2033 (2023) and the NPPF.

EPF/0155/24 – Fyfield Business and Research Park, Fyfield Road, Ongar
Confirmation of discharge of conditions on planning approval EPF/2457/16 (Application for approval of reserved matters (Appearance) following outline approval EPF/3006/14).
Approve.

EPF/0156/24 – Fyfield Business and Research Park, Fyfield Road, Ongar
Confirmation of discharge of conditions on EPF/3006/14 (Outline planning permission for mixed use redevelopment comprising the retention of part of existing business park and community facilities, provision of new car parking to serve retained uses.
Refused. Conditions 8, 9, and 10 of EPF/3006/14 which relate to the provision of evidence that land contamination has been remediated have not been discharged.

EPF/0315/24 – Land at The Gables, Ongar
Erection of proposed 15m high telecommunications monopole, 3no. ground-based equipment cabinets and ancillary developments thereto.
Approve with conditions: The development hereby permitted must be completed within a period of five years beginning with the date of this notice. Reason: To comply with the requirements of Part 16, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1697881_NA_95344_NA_M001 Rev A Proposed Block Plan and Elevation. Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans. 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form and approved plans. Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

PLN46/24 To note enforcement appeals

PLN47/24 To discuss adverse effect of Infrastructure Delivery Programme (IDP)

PLN48/24 Update from ONPCG on relevant planning matters

PLN49/24 Matters for information

PLN50/24 Items for next agenda