

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 21st March 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
Acting Clerk

PLN26/24 Those present and apologies for absence

PLN27/24 Declaration of Disclosable Pecuniary Interests

PLN28/24 Public participation

PLN29/24 To agree the minutes of Planning Committee meeting minutes of 15th February 2024

PLN30/24 Correspondence

PLN31/24 To consider planning applications: -

[EPF/0162/24](#) - Skyview, Land Between Gables and Hillside House on Drapers Corner, Greensted, Ongar

A new sustainable and accessible chalet bungalow, with landscape and ecological site enhancements featuring a 93% improvement in carbon emissions over current Building Regulations.

[EPF/0151/24](#) – 3C Lavender Cottage, Cripsey Avenue, Ongar

Outline permission for construction of a new dwelling house with vehicular access.

[EPF/0347/24](#) - The Old Rectory, Greensted Road, Ongar

Installation of Solar Panels on an outbuilding (indoor swimming pool) within the curtilage of a Grade II listed building.

[EPF/0370/24](#) - Brook Lodge, High Street, Ongar

Conversion of existing garden summerhouse into one-person studio unit as additional accommodation in connection with the existing assisted living accommodation on the

site. The proposal also includes the provision of a new access ramp to provide level access between the proposed studio, Brook Lodge and High Street.

FOR INFORMATION

EPF/0354/24 - 26, Acres Avenue, Ongar
Certificate of lawful development for a single storey rear extension existing shed removed and front porch.

PLN32/24 To discuss the variances between planning application decisions of EFDC and OTC

PLN33/24 To note planning decisions

EPF/2739/23 - 12, Kettlebury Way, Ongar, CM5 9EU

Demolish existing conservatory and erect single storey rear extension on same footprint.

Approve with conditions. 1. 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: 02/12/23/A Revision A and 01/12/23/A Revision B. 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 of the existing building. 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.

EPF/2657/23 - 11, Woodland Way, Ongar, CM5 9EP

Proposed front extension and new front door.

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: Location Plan; 404-02; 404-03; 404-04 and 404-05. 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 of the existing building [or those specified on the approved plans, or those specified in the submitted application form]. 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.

EPF/1559/23 - Robin Cottage, Greensted Road, Ongar, CM5 9LB

Ground floor side extension, garage conversion to habitable area including alterations to window and door openings. Replacement dual pitched roof over garage.

Approve with conditions.

EPF/2777/23 - 151-153, High Street, Ongar, CM5 9JD

Rebuild the damaged brick boundary wall and rebuild gate and fence panel.

Approve with conditions.

EPF/0088/24 – 163 The Broadway, High Street, Ongar
Certificate of Lawful Development for confirmation of permitted use as E(b) following
2020 amendment to use classes order.
Lawful.

PLN34/24 To note enforcement appeals

- [EPF/1180/23](#) - Appeal at Rectory Barn, Church Lane, Off Fyfield Road, Ongar
The appeal specifically concerns condition 1 of the July 2023 permission which requires
the development to be completed within six months from the date of the decision.
- [EPF/1211/22](#) - Colemans Farm, Toot Hill Road, Stanford Rivers, Ongar
The change of use of the land for tourist accommodation and the retention of 1 Tree
house.
- [EPF/2472/21](#) – Colemans Farm, Toot Hill Road, Stanford Rivers, Ongar
Retrospective permission for the change of use of the land for tourist accommodation
and the retention of 3 holidays huts.

PLN35/24 Update from ONPCG on relevant planning matters

PLN36/24 Matters for information

PLN37/24 Items for next agenda