



To all members of the Planning Committee. You are hereby summoned to a meeting of the Planning Committee to be held on 15th January 2026 commencing at 7pm at the Council Offices, Bansons Way, Ongar. The Public and Press are welcome to attend. Note: This meeting may be recorded by the Clerk for the purposes of minute taking.

Lorraine Ellis
Lorraine Ellis
Planning Clerk

AGENDA

PLN1/26 Those present and apologies for absence

PLN2/26 Declaration of Disclosable Pecuniary Interests
To receive any Declarations of Interest by Members.

PLN3/26 Public participation
To receive any representations from members of the public. The maximum time allowed for this item is 15 minutes. A member of the public shall not speak for more than three minutes.

PLN4/26 Reports (maximum 5 minutes)
a) Chairs Report – meetings attended relevant to planning.
b) ONPCG – relevant planning matters and subcommittee.
c) District Councillors – planning matters.

PLN5/26 To approve the minutes of Planning Committee meeting of the 18th December 2025

PLN6/26 To consider the following planning applications

Application Number	Location	Type and Proposal	EFDC Deadline
EPF/2456/25	Smith's Restaurant, Fyfield Road, Ongar, CM5 0AL	Full planning permission Proposed ground floor rear extension to create additional (private) dining facility including male & female toilets.	22/01/26 * <i>tbc</i> <i>Waiting for agreement from planning officer</i>
EPF/2438/25	Greensted Croft, Greensted Road, Ongar, CM5 9LA	Removal/variation of conditions Variation of condition 2 'plan numbers' of EPF/2436/24 (Demolition of existing outhouse building and construction of two conservatory extensions on either side of the building (Renewal of EPF/2835/21)).	22/01/26 *
EPF/2436/25	Unit 4 Bansons Yard, Bansons Yard, High Street, Ongar	Prior approval Prior approval for change of use from commercial office space to a set of semi-detached 3 bedroom residential houses.	22/01/26 *
EPF/2461/25	265, Central House, High Street, Ongar, CM5 9AA	Full planning permission Conversion of office space on the first, second and third floors into 8 self-contained residential units.	22/01/26 *
EPF/2463/25	265, Central	Listed building consent	22/01/26 *

	House, High Street, Ongar, CM5 9AA	Listed building consent for conversion of office space on the first, second and third floors into 8 self-contained residential units.	
EPF/2509/25	Brook Lodge, High Street, Ongar, CM5 9JX	Full planning permission Conversion of summerhouse into additional bedroom accommodation in connection with the existing assisted living facility, including provision of new access ramp, boundary treatment surrounding the building, and small bin storage area. (Revised application to EPF/0370/24).	22/01/26 *
EPF/2590/25	1 Perrys Chase, Chase Lodge, Greensted Road, Ongar, CM5 9LA	Householder planning permission Double storey side extension and part-rear.	22/01/26 *
EPF/1979/25	123, High Street, Ongar, CM5 9JA	Full planning permission Change of use from shop to residential unit with internal alterations.	02/02/26
EPF/0042/26	3 The Sycamores, Brentwood Road, Ongar, CM5 9GA	TPO/EPF/27/98 T4 Ash - Crown reduce to previous pruning points.	02/02/26

* EFDC has granted an extension to the deadline for OTC

Members of the public can comment online at www.eppingforestdc.gov.uk/iPlan or by post to: The Director of Planning and Economic Development, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex CM16 4BZ. Any enquiries to the Application Processing Team T: 01992 564476 E: appcomment@eppingforestdc.gov.uk

PLN7/26 Other planning applications for information only

Application No	Location	Proposal
EPF/2609/25	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 14 Biodiversity Enhancement Strategy of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/2605/25	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 6 Construction Management Statement of EPF/1404/25 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/2603/25	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 13 Levels of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/2604/25	Land at Greensted Road, Chipping Ongar,	Approval of Details Reserved by Condition 3 Habitat Management and Monitoring Plan of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle

	CM5 9LA	parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/2606/25	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 7 Construction Environmental Management Plan of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/2602/25	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 5 Arboricultural Method Statement EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/2607/25	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 8 Great Crested Newts of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/2608/25	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 9 Reptile Mitigation Strategy of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/0021/26	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 10 (Archaeology) of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar)).

PLN8/26

Review of the OTC Planning Tracker

To note December planning decisions made by Epping Forest District Council.

PLN9/26

Correspondence

a) Planning Application EPF/2176/24 16 and 18 Castle Street, Ongar, CM5 9JS.

Application will be considered by Planning Committee B on 21/01/26. To consider if a Cllr would like to speak at this meeting.

b) Planning Application EPF/1216/25 Land East of Tawney Common, Theydon Mount, CM16 7PU. Proposed Solar Farm.

i) Application will be considered by Planning Committee B on 21/01/26. To note that Theydon Mount Parish Council will be speaking at the meeting.

ii) To discuss and consider if any further representation from Ongar Town Council is required.

PLN10/26

Planning Correspondence including Enforcement Appeals

None received.

PLN11/26

Any other Matters relating to Planning

To receive verbal updates in relation to other issues previously discussed if responses have been received.

PLN12/26 Planning Application EPF/0040/25 Shelley Regeneration

To discuss and consider Cllr Mendoza's request that a residents meeting be held in Shelley with regard to EFDC proposed Shelley regeneration. (Site: 20 St Peters Avenue and land adjacent, Ongar, CM5 0BT).

PLN13/26 Items for next agenda

a) Planning Application EPF/2446/25 Land to the West of Ongar, Ongar, CM5 (ONG.R1 - Allocated Site In Ongar)

b) Planning Application EPF/2427/25 Site 1, Fyfield Business and Research Park, Fyfield Rd, Ongar, CM5 0FQ

c) Planning Application EPF/2429/25 Site 2, Fyfield Business and Research Park, Fyfield Rd, Ongar, CM5 0FQ

PLN14/26 Date of next meetings

22nd January (to consider above three planning applications) and 5th February.

PLN15/26 To formally close the meeting