



To all members of the Planning Committee. You are hereby summoned to a meeting of the Planning Committee to be held on 19th February 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

PLN24/26 Those present and apologies for absence

PLN25/26 Declaration of Interests
To receive any Declarations of Interest by Members.

PLN26/26 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.

PLN27/26 Unused Unit at Shelley Shops (32 St Peters Avenue)
A businessman is proposing an idea for the unused unit that could benefit the community and has asked for OTCs support. To discuss and consider the request to support the business proposal for the property.

PLN28/26 Reports (maximum 5 minutes)
a) Chairs Report – meetings, issues and updates relevant to planning.
b) ONPCG – relevant planning matters and subcommittee.
c) District Councillors – planning matters.

PLN29/26 To approve the minutes of Planning Committee meeting of the 22nd January 2026

PLN30/26 To consider the following planning applications

Application Number	Location	Type and Proposal	EFDC Deadline
EPF/0073/26	150A, Steeple View Cottage, High Street, Ongar, CM5 9JJ	Householder planning permission Change of roof form to provide amenity space with terraced area.	23/02/26*
EPF/0074/26	150A, Steeple View Cottage, High Street, Ongar, CM5 9JJ	Listed building consent (Alt/Ext) Grade II Listed Building Consent for change of roof form to provide amenity space with terraced area.	23/02/26*
EPF/0201/26	1 Hallsford Villas, Brentwood Road, Ongar, CM5 9DD	Householder planning permission Dropped kerb for front garden driveway.	02/03/26

EPF/0239/26	Land at Greensted Hall, Church Lane, Ongar, CM5 9LD	Removal/variation of conditions - Section 73 TCPA Variation of Condition 2 Plan numbers of EPF/1028/21 (Proposed demolition of existing buildings and erection of single dwelling, formation of vehicular access and landscaping).	09/03/26
EPF/0244/26	Bansons Yard, Unit 4 Bansons Yard, High Street, Ongar, CM5 9AA	Full planning permission Structural alterations of additional windows and doors in conjunction with to be submitted revised change of used application	09/03/26
EPF/0279/26	Unit 4 Bansons Yard, Bansons Yard, High Street, Ongar, CM5 9AA	Prior approval Part 3 Class MA: Commercial, Business and Service uses to Dwellinghouses Prior approval for change of use from commercial office space to two semi-detached 3 bedroom houses. See also EPF/0244/26 for external alterations.	09/03/26
EPF/0208/26	Coopers, 84 Coopers Hill, Ongar, CM5 9EF	Householder planning permission Proposed freestanding treehouse.	09/03/26

* 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

PLN31/26 To consider the following planning appeal

Application No	Location	Proposal
EPF/2165/24	Stag Inn, Adjacent To, Brentwood Road, Ongar, CM5 9DH	Erection of 7 homes, the creation of a new vehicular access off Brentwood Road, a new car park for The Stag public house, and associated landscaping and infrastructure.
Reason for Appeal: Against a Refusal		Appeal Type: Written Representations
Reference: APP/J1535/W/26/3377436		Response no later than: 26/02/26

PLN32/26 Review of the OTC Planning Tracker

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

PLN33/26 Correspondence

a) EPF/1356/24 - The Paddocks.

To note that a representative of the MAAG has written to EFDC requesting that the existing complaint is escalated (main concerns around road safety and highways issues).

b) EPF/0040/25 Shelley Regeneration

EFDC advised that the redevelopment will pause for the foreseeable future and be considered again at a later, more appropriate date. To consider Ongar Town Council's response to EFDC's announcement and the implications of this decision.

c) Housing Estate Management and Government Consultation

To note that consultation details have been circulated to Cllrs. The Government is asking for views on the growing use of private estate management companies on new housing developments, an issue increasingly affecting rural communities. Deadline to respond is 12/03/26.

d) RCCE Essex CLH Networking Event – 19 May 2026

There is a CLH (Community Led Housing) event being held by RCCE and details have been circulated to Cllrs, with registration details.

PLN34/26 Any other Matters relating to Planning

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

PLN35/26 Items for next agenda

PLN36/26 Date of next meetings

5th March and 19th March.

PLN37/26 To formally close the meeting