



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

PLN38/26 Those present and apologies for absence

PLN39/26 Declaration of Interests
To receive any Declarations of Interest by Members.

PLN40/26 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.

PLN41/26 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.

PLN42/26 To approve the minutes of Planning Committee meeting of the 19th February 2026

PLN43/26 To consider the following planning applications

Application Number	Location	Type and Proposal	EFDC Deadline
EPF/0347/26	Unit 4 Bansons Yard, Adjacent To, High Street, Ongar, CM5 9AA	Full planning permission Demolition of existing garage and proposed two number detached houses built.	23/03/26
EPF/0361/26	Unit 4 Bansons Yard, Adjacent To, High Street, Ongar, CM5 9AA	Demolition in a conservation area Demolition of existing garage in a conservation area and proposed two number detached houses built.	23/03/26
EPF/0236/26	Oak Hall, Stondon Road, Ongar, CM5 9BU	Householder planning permission Single storey rear extension.	23/03/26
EPF/0341/26	4, Battle Court, Ongar, CM5 9SX	Householder planning permission Conversion of existing garage into living/gym spaces. Replacement of garage doors to new windows and new bi fold doors to garden.	23/03/26

EPF/0415/26	Land North of Chelmsford Road, Ongar, CM5 9LX	Consent to display an advertisement Advertisement consent for various signage as well as flags in connection with approved consent EPF/2787/23.	30/03/26
EPF/0446/26	44, Rodney Road, Ongar, CM5 9HN	Householder planning permission Part two-storey rear extension to the first floor, new pitched roof to single storey with 1 No. rooflight, internal alteration and fenestration changes.	06/04/26
EPF/0472/26	22, Longfields, Ongar, CM5 9BZ	Householder planning permission Proposed Ground Floor Rear Extension, Garage Conversion, Relocation of Front Entrance Door and Changes to Facade.	06/04/26

* 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

PLN44/26 Other planning applications for information only

Application No	Location	Proposal
EPF/0210/26	15, Churchill Close, Ongar, CM5 9BH	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.
EPF/0379/26	Land Known As The Paddocks, Stanford Rivers Road, Ongar, CM5 9BT	Approval of Details Reserved by Condition 18 Ecology of EPF/1356/24 (Residential development of 36 dwellings including affordable housing, access from Stanford Rivers Road, associated estate roads, parking, open space and enhanced landscaping).
EPF/0380/26	Land Known As The Paddocks, Stanford Rivers Road, Ongar, CM5 9BT	Approval of Details Reserved by Condition 23 Archaeology of EPF/1356/24 (Residential development of 36 dwellings including affordable housing, access from Stanford Rivers Road, associated estate roads, parking, open space and enhanced landscaping).
EPF/0381/26	Land Known As The Paddocks, Stanford Rivers Road, Ongar, CM5 9BT	Approval of Details Reserved by Conditions 12 Trees and 15, 27 and 32 Construction Management and Dust Monitoring, 16 LEMP and 22 CEMP of EPF/1356/24 (Residential development of 36 dwellings including affordable housing, access from Stanford Rivers Road, associated estate roads, parking, open space and enhanced landscaping).
EPF/0391/26	Land Known As The Paddocks, Stanford Rivers Road, Ongar, CM5 9BT	Approval of Details Reserved by Conditions 4, 5 and 7 (Details and Management of Surface Water) and 11 (Land Contamination) of EPF/1356/24 (Residential development of 36 dwellings including affordable housing, access from Stanford Rivers Road, associated estate roads, parking, open space and enhanced landscaping).
EPF/0392/26	Land Known As The Paddocks, Stanford Rivers Road, Ongar, CM5 9BT	Approval of Details Reserved by Condition 13 Hard and Soft Landscaping, 26 Types and Colours of External Finishes and 35 Parking of EPF/1356/24 (Residential development of 36 dwellings including affordable housing, access from Stanford Rivers Road, associated estate roads, parking, open space and enhanced landscaping).

EPF/0513/26	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 12 (Drainage) 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)).
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PLN45/26 To consider the following planning appeal

Application No	Location	Proposal
EPF/1480/25 AP-13613	Bottles Lodge, Stondon Road, Ongar	Permission in principle for one dwelling.
Reason for Appeal: Against a Refusal		Appeal Type: Written Representations
Reference: 6005287		Response no later than: 01/04/26
Can make comments or modify / withdraw previous representation via Government planning appeal portal.		

PLN46/26 Review of the OTC Planning Tracker

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

PLN47/26 North Weald Bassett Draft Neighbourhood Plan Consultation

North Weald Bassett Parish Council have issued a Draft Neighbourhood Plan and are seeking comments by 30/03/26. Details have been circulated to Cllrs. To consider if the Committee would like to comment.

PLN48/26 Application to Vary a Premises Licence - The Kings Head, 177 High Street, Ongar

The application is to extend the licensable area to the outside patio with a horse box bar with no changes to existing licensable activities or times. Details have been circulated to Cllrs. To consider if the Committee would like to make any representation or comment. Deadline is 01/04/26 to respond.

PLN49/26 Correspondence

a) New Homes on land south of Chelmsford Road in Ongar

i) Bloor Homes have issued a public consultation. Details have been circulated to Cllrs. To note that a representative of the Great Stony Park Residents Association (61 properties) has asked for an indication of whether or not OTC will support or object to this proposed development. The resident has been advised that no formal planning application has been received and consequently it has not been considered.

ii) To consider if the Council would like to meet with Bloor Homes developers to discuss the proposals in more detail and answer any questions. Details have been circulated to Cllrs.

PLN50/26 Resident Issues Raised with the District and County Councils

Cllr Mendoza is concerned that residents are raising issues with the District and County Councils and they are not being resolved. He believes that OTC should be helping residents. In particular, Riparian Rights was cited.

PLN51/26 Any other Matters relating to Planning

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

PLN52/26 Items for the next Planning Committee agenda

PLN53/26 **Date of next meeting**
16th April.

PLN54/26 **To formally close the meeting**