



To all members of the Planning Committee. You are hereby summoned to a meeting of the Planning Committee to be held on 7th May 2026 commencing at 8pm 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

PLN71/26 Those present and apologies for absence

PLN72/26 Declaration of Interests
To receive any Declarations of Interest by Members.

PLN73/26 Public participation
To receive any representations from members of the public, on any agenda item being considered at the meeting. The maximum time allowed for this item is 15 minutes. A member of the public shall not speak for more than three minutes.

PLN74/26 Reports (maximum 5 minutes)
Reports circulated before the meeting. Brief discussion on report contents and any questions.
a) Chairs Report – meetings, issues and updates relevant to planning.
b) ONPCG – relevant planning matters and subcommittee.
c) District Councillors – planning matters.

PLN75/26 To approve the minutes of Planning Committee meeting of the 16th April 2026

PLN76/26 To consider the following planning applications

Application Number	Location	Type and Proposal	EFDC Deadline
EPF/0715/26	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 2 bedroom houses. See also EPF/0244/26.	11/05/26
EPF/0693/26	Tesco, 271-277 High Street, Ongar, CM5 9AA	Consent to display an advertisement Advertisement consent for various internally illuminated and non-illuminated signage.	11/05/26
EPF/0811/26	Hadleigh, Stondon Road, Ongar, CM5 9BU	Householder planning permission Demolition of existing garage and erection of two storey side and rear extension.	18/05/26

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

PLN77/26 Other planning applications for information only

Application No	Location	Proposal
EPF/0800/26	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 16 (EVCP) 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 – A))
EPF/0808/26	Livingstone Cottages, High Street, Ongar, CM5 9EA	Approval of Details Reserved by Condition 3 External Finishes of EPF/1253/25 (Listed building consent for repair and replacement of external fabric, windows and doors).
EPF/0810/26	Land west of Fyfield Road, Ongar, CM5 0AL	Approval of Details Reserved by Condition 25 Secure by Design of EPF/1480/23 (The development of 23 dwellings including upgraded access from Fyfield Road, associated parking, landscaping, drainage, infrastructure, new car park provision for Ongar War Memorial Medical Centre and associated development (ONG.R3 - Allocated Site In Ongar)).

PLN78/26 Review of the OTC Planning Tracker

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

PLN79/26 Position Statement

To discuss and consider the proposed draft Position Statement – Development of new homes in the district of Ongar. Details have been circulated to Cllrs.

PLN80/26 Correspondence

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

The meeting arranged for Ongar Town Council on 20/04/26 for Bloor Homes representatives to discuss the proposals in more detail and answer any questions Cllrs may have, was cancelled by Bloor Homes. Awaiting a new meeting date.

b) EPF/0244/26 Basons Yard, Unit 4 Basons Yard

Application was approved through delegated authority instead of decision made at a planning committee, when Ongar Town Council objected. The Planning Officer advised that as the OTC objection did not state they would attend the EFDC planning committee meeting, it therefore meant the application could be approved under delegated powers.

PLN81/26 Any other Matters relating to Planning

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

PLN82/26 Items for the next Planning Committee agenda

PLN83/26 Date of next meeting

21st May

PLN84/26 To formally close the meeting