

Ongar Town Council



Aimi Middlehurst
Town Clerk

1st May 2014

TO ALL MEMBERS OF THE COUNCIL

You are hereby summoned to a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held in the COUNCIL CHAMBER, BANSONS, BANSONS WAY, ONGAR on **THURSDAY 8TH MAY 2014** commencing at **7.30pm** for the transaction of business as set out below. Applications will be available to view at the Council office in the week before the meeting and from 7.00pm on the evening.

Members of the press and public are invited to attend.

Town Clerk

A G E N D A

- 265/13 Apologies for absence.**
- 266/13 Declaration of Disclosable Pecuniary Interest (DPIs), Other Pecuniary Interest and Non Pecuniary Interests under the Council's adopted Code of Conduct.**
Members of the Council are subject to Paragraphs 6 (DPIs), 7 (Other Pecuniary Interests) and 8 (Non Pecuniary Interests) of that Code. Members are also subject to paragraphs 9 – 11 of that Code as regards declaration of interests and participation in the meeting insofar as any item of business involves such an interest.
- 267/13 Public participation session with respect to items on the agenda previously notified to the clerk.**
The Council will hear first from Councillors with prejudicial interest who must leave the room immediately after they have made their representations, answered questions or given evidence. Councillors cannot remain in the room to hear representations of others. After the close of the public participation session, any member having left due to Section 12 (2) may rejoin the Council. When the Council starts to discuss any item on the agenda, where a member has an interest, the member with that interest must have regard to the Code of Conduct and make the necessary disclosure and where appropriate leave the meeting. The maximum time allowed for this item is 5 minutes.
- 268/13 To agree the minutes of the meeting of the 24th April 2014.**
- 269/13 Matters arising from the previous minutes.**
- 270/13 Clerk's Report** – on items of information that are not an agenda item.
- 271/13 To consider current Planning Applications:**
- i) EPF/0723/14 – Mr J Wragg, Basons Yard, High Street, Ongar**
Minor material amendment to approval EPF/0461/13 (for the redevelopment of hand car wash site including demolition of existing structures and hard standing and erection of 14 no. dwellings, including garages, parking, roadway, drainage and all ancillary works.)
 - ii) EPF/0652/14 - Mr G Mullender, Wren Hall, 152A High Street, Ongar**
Conversion of Wren Hall from business use to 2 residential units requiring the vertical division of the building internally, with two new staircases. Installation of one concealed door to the front elevation. Replacement of existing roof lights on rear elevation with deeper roof lights.



- iii) **EPF/0653/14 – Mr G Mullender, Wren Hall, 152A High Street, Ongar**
Grade II listed building application for the conversion of Wren Hall from business use to 2 residential units requiring the vertical division of the building internally, with two new staircases. Installation of one concealed door to the front elevation. Replacement of existing roof lights on rear elevation with deeper roof lights.

272/13 To note the decisions of EFDC on recent applications:

- i) **EPF/0020/14 – Mr Mrs Cook & Gower, 134 Queensway, Ongar**
Double storey side extension with single storey rear extension. **GRANT PERMISSION**
Ongar Town Council did not object to this planning application.
- ii) **EPF/0055/14 – Mr B Benson, The Coach House, St Martins Mews, Ongar**
Ground floor rear extension. **REFUSE PERMISSION**
Ongar Town Council did not object to this planning application subject to ancient Monument, Listed Building and EFDC arboricultural officers' approval.
- iii) **EPF/0056/14 – Mr B Benson, The Coach House, St Martins Mews, Ongar**
Grade II listed building application for a ground floor rear extension **REFUSE PERMISSION**
Ongar Town Council did not object to this planning application subject to ancient Monument, Listed Building and EFDC arboricultural officers' approval.
- iv) **EPF/0063/14 – Mr G Smith, Grays Farm Bungalow, Stanford Rivers Road, Ongar**
Proposed extensions to existing bungalow, including provision of first floor accommodation; extension to existing detached annexe; demolition of two outbuildings; extension to residential curtilage; garage block, swimming pool, changing room and pump room. **GRANT PERMISSION**
Ongar Town Council did not object to this planning application.
- v) **EPF/0075/14 – Mr A Bacon, 12 Fyfield Road, Ongar**
Single storey rear extension. **GRANT PERMISSION**
Ongar Town Council did not object to this planning application.
- vi) **EPF/0111/14 – Mr J McLaren, 5 Great Stony Park, Ongar**
Conversion of outbuilding into ancillary accommodation in association with existing house. **GRANT PERMISSION**
Ongar Town Council did not object to this planning application but requested that conditions be applied to prevent this dwelling being used as an independent dwelling to the main property.
- vii) **EPF/0112/14 – Mr Mrs Turner, Badgers, Fyfield Road, Ongar**
Change of use of existing steel framed barn to a dwelling with associated external alterations (Dwelling Use Class C3) **GRANT PERMISSION**
Ongar Town Council did not object to this planning application subject to the proposed details and finishings of the alterations being approved by the planning officer.
- viii) **EPF/2571/14 – Mr D Kaktovics, Allotment Ground r/o 1-11 Rodney Road & 2-22 Fairfield Road**
Proposed 4 new semi-detached houses made up of: 3x 3bedroom houses with garages and 1x 1bedroom house, all with parking, gardens and access from Rodney Road. **REFUSE PERMISSION**
Ongar Town Council received many representations from members of the public and these largely concur with the feelings of councillors. The Council strongly objects to this development on the following grounds:
1.The massing and loss of amenity to residents will be considerable and it is noted that although not strictly a planning consideration, a covenant was entered into at the time the existing estate was built in order to protect residents from the kind of development represented by this application.
2.The proposals for rubbish collection and recyclable collection are inadequate for the constraints of the area so that the accumulation of sacks and bins would necessarily form a dangerous obstruction to the footpath at Rodney Road.



3. Access to the site is constricted and unsuitable for the additional vehicular traffic inevitably generated by a development of this size.
 4. There is no possibility of safe access being provided given the width of Rodney Road and the inevitable additional difficulty anticipated if more than one vehicle needs access at one time, or a vehicle leaving coincides with one seeking entry.
 5. There is a long section of the access road where it is impossible for vehicles of family car size to pass one another. This could lead to danger for pedestrians as well as inconvenience to motorists.
 6. It is likely that if permission is granted there will be occupancy by families with children. The existing difficulties associated with Rodney and Fairfield roads would be exacerbated by this development and increase the danger to children playing in the area or accessing the new houses.
 7. The design of the proposed buildings is such as to significantly alter the character of the area and impose loss of light to existing properties. While individual loss of amenity is not a major planning consideration, the overall effect of this development is likely to be unduly intrusive.
 8. The sight lines at the entrance to the proposed development are very poor and there is no practicable way in which traffic or parking restrictions could ameliorate the inevitable difficulties for car and commercial vehicle users needing to access the site.
 9. Plans to accommodate the needs of emergency vehicles appear to depend on there being no other traffic on the approach road at the time access is needed. This is unsatisfactory for a landlocked site.
 10. Although the land covered by this proposal is not in current use it does have an amenity value as green space in an otherwise constricted residential area.
- In addition to its objection Ongar Town Council asks that the Epping Forest District Council Tree Officer considers carefully the existing trees and proposed landscaping plans. It has been drawn to the Council's attention that several residents believe the published plans to be inaccurate and draw this to the Planning Committee's attention.*
- The Council has also been informed that the original allotment or open space use of the land described in this application only ceased after access was denied by the owner.*

ix) EPF/0245/14 – Mr Bourke, 50 Kettlebury Way, Ongar

Front entrance porch, front garage extension and first floor side and rear extensions.

GRANT PERMISSION

Ongar Town Council did not object to this planning application.

273/13 CCTV

To consider accepting responsibility for annual maintenance costs in the event of an additional camera being installed at the Love Lane play area.

274/13 PARKING

To consider parking difficulties in Ongar

275/13 Unlisted Items

Unlisted items can be raised by Councillors or members of the public but no discussion will be held at the time of the meeting. **This will be time limited to five minutes.**

