

# Ongar Town Council



Aimi Middlehurst  
Town Clerk

13<sup>th</sup> February 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 20<sup>TH</sup> FEBRUARY 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

## AGENDA

- 205/13 Apologies for absence.**
- 206/13 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.
- 207/13 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.
- 208/13 To agree the minutes of the meeting of the 6<sup>th</sup> February 2014.**
- 209/13 Matters arising from the previous minutes.**
- 210/13 Clerk's Report – on items of information that are not an agenda item.**
- 211/13 To consider current Planning Applications:**
- i) EPF/0111/14 – Mr J McLaren, 5 Great Stony Park, High Street, Ongar**  
Conversion of outbuilding into ancillary accommodation in association with existing house.
  - ii) 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).

**212/13 To note the decisions of EFDC on recent applications:**

- i) **EPF/2517/13 – Mr Rona, Dyers, Stanford Rivers Road**  
Alterations to house windows and side extension. Removal of existing garage and replacement with new garage. Removal of conservatory. **WITHDRAWN**  
*Ongar Town Council did not object to this application subject to confirmation that the EFDC listed buildings or conservation officer was in approval of the works.*
- ii) **EPF/2550/13 – Mr Mullender, Wren Hall, 152 High Street**  
Conversion of Wren Hall from business use to 2 residential units requiring the vertical division of the building internally, with three new staircases. Installation of two additional windows and one door to the front elevation. Replacement of existing rooflights on rear elevation with sliding velux-style windows. **WITHDRAWN**  
*Ongar Town Council has no objection to this application as such but share the concerns of local residents and the Parochial Church Council about the effect of parking in St Martins Mews at times different to those typically occurring with the present business use of the premises.*
- iii) **EPF/2580/13 – Mr Mullender, Wren Hall, 152 High Street**  
As above. **WITHDRAWN**
- iv) **EPF/2441/13 – Mr M Brown, 185 High Street**  
Erection of a four bedroom dwelling with attached garage and basement. **REFUSE PERMISSION**  
*Ongar Town Council objects to this application as access to the site is limited and the development proposed would result in a very significant increase of vehicular traffic using the very narrow shared access which does not allow two way traffic and abuts directly onto the very busy High Street. The entry point is very restrictive and has poor sight lines. The previous use as a Bank latterly employed very few people and while the Town Council would support residential use it strongly feels that parking is already at its safe maximum and that any increase would be detrimental to public safety. The Council also has concerns about the design of the proposed building and its location. In the event of permission being granted we would seek an assurance that the building line will not extend beyond the boundary of the nearby Sainsbury Car Park and have concerns about the basement as local knowledge indicates that this may result in an excavation below the winter water table level. The Council note that a tree possibly shown on the submitted plan appears to have been recently felled. n.b: The Council felt that the submitted drawings and CAD representation fell short of the standard needed to properly assess the interior design of this application and were disappointed that no Design and Access statement was provided as this might have addressed some of the concern felt about this application.*
- v) **EPF/2442/13 – Mr Brown, 185 High Street, Ongar**  
New proposed second floor over former bank premises (inc raising roof) to provide ground floor retail unit and 2 x two bed flats above. **REFUSE PERMISSION**  
*Ongar Town Council objects to this application as access to the site is limited and the development proposed would result in a very significant increase of vehicular traffic using the very narrow shared access which does not allow two way traffic and abuts directly onto the very busy High Street. The entry point is very restrictive and has poor sight lines. The previous use as a Bank latterly employed very few people and while the Town Council would support residential use it strongly feels that parking is already at its safe maximum and that any increase would be detrimental to public safety. Given the location in the Ongar conservation area and an adjacent listed property the Town council feels that an additional storey to the building at its frontage would unduly detract from the street scene and that increased height to this narrow building would result in a disproportionate interruption to an otherwise coherent street scene where the building presently bridges the higher and lower buildings adjacent to it. n.b: The Council was disappointed that no Design and Access statement was provided as this might have addressed some of the concern felt about this application.*
- vi) **EPF/2512 – Mr K Hubbard, Greengates, Drapers Corner, Ongar**  
Proposed detached garage and low wall and railings and timber gates. **REFUSE PERMISSION**  
*Ongar Town Council did not object to this application.*

**213/13 Wire Fence alongside the Old Allotment Site, High Street, Ongar**



**214/13 Bollard Light along the footpath at corner of Brentwood Road/Stondon Road (opposite The Stag public house)**

To note a bollard light has been ordered to replace that declared damaged beyond repair.

**215/13 Bus Shelters**

- To receive update from Essex County Council Highways with regard to replacing the existing bus shelter opposite Zinc Arts, High Street, Ongar with a new larger version.
- To consider and agree size and design for replacement shelters outside and opposite Zinc Arts, High Street, Ongar.

**216/13 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.**

