

Ongar Town Council



Aimi Middlehurst
Town Clerk

16th January 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 23rd JANUARY 2014** commencing at **7.15pm** 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

- 179/13 Apologies for absence**
- 180/13 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.
- 181/13 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.
- 182/13 To agree the minutes of the meeting of the 9th January 2014.**
- 183/13 Matters arising from the previous minutes.**
- 184/13 Clerk's Report**
- 185/13 To consider current Planning Applications:**
- i) **EPF/2550/13 – Mr G Mullender, Wren Hall, 152 High Street, Ongar**
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 roof lights on rear elevation with sliding Velux style windows.



- ii) **EPF/2580/13 – Mr G Mullender, Wren Hall, 152 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 three new
- iii) **EPF/2690/13 – Mr R Richardson, 32 St Peters Avenue, Ongar**
Variation of conditions 3 and 4 of planning permission EPF/0267/08 (Change of use from A1 to A3 café/tea shop) to extend opening hours until 21.00.
- iv) **EPF/2209/13 – Mr C Loach, 19 Bowes Drive, Ongar**
To install a pre-made concrete garage on the side of the house.

186/13 To note the decisions of EFDC on recent applications:

- i) **EPF/1995/13 – Mr L Fellows, Just Gents, 174 High Street, Ongar**
Grade II listed building consent for installation of air conditioning units.
Ongar Town Council objected to this application. **REFUSE LISTED BUILDING CONSENT**
- ii) **EPF/2015/13 – Mr K Chessman, 112 Longfields, Ongar**
Single storey side extension incorporating garage conversion.
Ongar Town Council did not object to this application. **GRANT PERMISSION**
- iii) **EPF/2367/13 – Mr A McKenzie, Manor House, 166 High Street, Ongar**
Change of use from annexe to residential flat. **GRANT PERMISSION**
Ongar Town Council did not object to this application but requested that conditions be applied to any consent to prevent this dwelling being sold as an independent dwelling without further approval.
- iv) **EPF/2392/13 – Mr S Shami, 212 Ongar High Street, Ongar**
Replacement of 3 no. windows to rear elevation and enlarging one window. **REFUSE PERMISSION**
- v) **EPF/2393/13 – Mr S Shami, 212 Ongar High Street, Ongar**
Grade II listed building application for replacement of 3 no. windows to rear elevation and enlarging one window. **REFUSE LISTED BUILDING CONSENT**
- vi) **EPF/2395/13 – Mr S Shami, 212 Ongar High Street, Ongar**
Grade II listed building application for replacement of 3 no. windows to rear elevation. **GRANT LISTED BUILDING CONSENT**
iv), v), vi)) – Whilst not objecting to any of these applications Ongar Town Council will only approve alterations meeting the approval of the listed buildings officer. We would further ask that consideration be given to the possibility of the left and right windows being designed in a way that gives them equal dimensions so as to enhance the symmetry of the exterior of the building.
- vii) **EPF/2200/13 – Mr Carvell, Hill Crest, Toot Hill, Ongar**
Removal of single storey rear extension and proposed two storey rear extension, loft conversion (involving raising of ridge and front and rear dormers) and extension of front porch). **GRANT PERMISSION**
- viii) **EPF/1549/13 – Mr K Rexha, Former allotments, Coopers Hill, Ongar**
Change of use to car wash and valeting facility (Sui Generis). Provision of car wash building and office building, new surfacing and waiting area. New gates, upgraded access and retention of existing access and landscaping. **REFUSE PERMISSION**
Ongar Town Council strongly objects to this application which threatens highway safety. Whilst recognizing the value of the applicants business, the effect on the street scene and the mass of the proposed building together with environmental factors concerning protected species and the green belt status of the site mean that this is an unsupportable application.



187/13 Bus Shelters

To consider quotes for replacing bus shelters in the High Street, one outside Zinc Arts and one near the Four Wantz roundabout.

To note that the bench for the shelter opposite the Nature Reserve has been ordered.

188/13 Footpaths

To consider the condition of the footpath between Fyfield Road and Queensway

189/13 Anti-social behavior in car park adjacent to Leisure Centre

190/13 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.**

