

Ongar Town Council



Aimi Middlehurst
Town Clerk

16th October 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 OCTOBER 2014** commencing at **7.00pm** 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 6.45pm on the evening.

Members of the press and public are invited to attend.

Town Clerk

A G E N D A

113/14 Apologies for absence.

114/14 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.

115/14 Public participation session with respect to items on the agenda previously notified to the clerk.

The Council will hear first from Councillors with prejudicial interests 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.**

116/14 To agree the minutes of the meeting of the 25th September 2014.

117/14 Matters arising from the previous minutes.

118/14 Clerk's Report – on items of information that are not an agenda item.

119/14 To consider current Planning Applications:

- i) EPF/2124/14 – Mr D Kaktovics, Allotment Ground to rear of 1-11 Rodney Rd and 2-22 Fairfield Rd
Proposed 2 new four bedroom detached houses with attached garages, with associated parking and gardens
- ii) EPF/1926/14 – Mr Pretlove, Land between Gables & Hillside House, Mutton Row, Greensted
Use of land for a detached 3 bedroom dwelling and a detached garage.
- iii) EPF/2175/14 – Mr D Rona, Dyers, Stanford Rivers Road, Ongar
Removal and replacement of existing garage (already approved) with a cart lodge style garage to be rotated to face the main road. Existing Thru Driveway shown on plans.

- iv) EPF/2179/14 – Mr D Rona, Dyers, Stanford Rivers Road, Ongar
Application for Grade II listed building – removal and replacement of existing garage.
- v) EPF/2199/14 – Mr & Mrs Grahame Riordan, 120 Moreton Road, Ongar
Removal of existing buildings and erection of single dwelling house, including replacement of two existing vehicular accesses with one.
- vi) EPF/2223/14 – Mr Mohammed Mukim Uddin, 20 St Peter's Avenue, Ongar
Variation of Condition 4 'Opening Times' of planning application EPF/2298/12 to allow extended opening hours Monday-Thursday 11.00-22.00, Friday-Saturday 11.00-23 and Sunday's and Bank Holidays 11.00-22.00 (Change of use to allow the premises to be used as a take away (Class A5) – revised application).
- vii) EPF/2185/14 – Mr J Doherty, Essex Fire & Rescue Service, Fire Station, Ongar
Erection of an additional 2m high communication aerial/antenna on the rear elevation of the existing fire station building.
- viii) EPF/2211/14 – Mr D Perry, 64 Cripsey Avenue, Ongar
Proposed new dwelling and formation of additional vehicular crossover and driveway across amenity green.
- ix) EPF/2225/14 – Mr R Courtneil, Somerleaze, Chelmsford Road, Ongar
Detached garage (revised application to EPF/1060/14)
- x) EPF/2248/14 – Mr R Jackson, 2 Great Lawn, Ongar
Two storey front extension, single storey rear extension, rear dormer and roof alterations.
- xi) EPF/2273/14 – Ms E Barry, 1 New House Farm Cottage, Stondon Road, Ongar
Two storey side and single storey front extensions.

120/14 To note the following TPO application:

- i) EPF/2342/14 – Mrs Clarke, 2 Fairbank Close, Ongar
TPO/EPF/06/98: Oak – Crown lift to 4m.

121/14 To note (for information) the following application:

- i) EPF/2100/14 – Mr J Reynolds, Redcot, 3 Sandon Place, Ongar
Application for approval of details reserved by condition 4 'Wheel Washing' of planning permission EPF/1344/14 (proposed new bungalow).
- ii) EPF/2291/14 – Bloor Homes Eastern – Mr A Garnham, Basons Yard, High Street, Ongar
Application for approval of details reserved by condition 14 'Land Contamination' of planning permission EPF/0461/13. (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.)

122/14 To note the decisions of EFDC on recent applications:

- i) EPF/1625/14 – Mr & Mrs Janing, Ashcroft, Chelmsford Road, Ongar
Certificate of Lawful Development for existing conservatory.

LAWFUL

Ongar Town Council had no objection to this application.

- ii) EPF/1443/14 – Mr M Brown, 185 High Street, Ongar
Erection of new second floor and conversion and alteration of a former bank premises retaining the A2 financial and professional use on the ground floor with two flats above. Provision of 5 car spaces at the rear (revised application to EPF/2442/13).

GRANT PERMISSION



Ongar Town Council had no objection to this application and was pleased to note the design changes made to ensure compatibility with the street scene within the Ongar Conservation area. The Council strongly supported the need for a comprehensive tree survey and impact statement prior to any permission being formally granted.

- iii) EPF/1779/14 – Mrs J Marry, 12 St James Avenue, Ongar
Addition of the pitched roof over the garage and along the front façade of the house.

GRANT PERMISSION

Ongar Town Council had no objection to this application.

- iv) EPF/1791/14 – Mr K Alder-Barber, Highfield, High Street, Ongar
Demolition of existing bungalow. Construction of 6 x one and two bed apartments in a single block with access and car parking (revised application).

GRANT PERMISSION

Ongar Town Council reiterated their objection to this application which substantially affects the street scene by reducing the effective break between the large Zinc and Tolpuddle House properties and the residential area of Mayflower Way and Great Lawn. The Council is concerned by the height of the proposed development and notes that this has been increased in the revised application. There is concern about increased traffic entering and leaving the proposed development which will clearly be very much in excess of the original use as a single dwelling and notes that a suggestion that current use as an office leads to 8 vehicles using the site is contested by neighbours. Parking is also problematic as there seems to be very little or no visitor parking or facility for delivery vehicles. Associated with this are concerns about noise and other pollution affecting nearby properties. Ongar Town Council endorses the objection of EFDC officers concerning the almost total lack of amenity space envisaged by the current application. Suggested location of the bin store poses the possibility of nuisance to the neighbouring property. This could be considerable given the number of households proposed by the developer. The Town Council is convinced that the development would adversely affect neighbours who fear overlooking and other problems. The existing modest building is appropriate and has a mass and footprint appropriate to its location and should be retained. The Town Council does not agree that the proximity of Tolpuddle House blights the existing dwelling and believes that this would have been a material consideration at the time planning permission was granted for that building. In summary the Town Council is strongly against this revised application which does little to assuage the concerns felt earlier about massing effect on neighbours, detriment to the street scene and lack of amenity space. If the present building is to be lost a smaller and carefully designed development could well prove to be a positive contribution in terms of design and additional accommodation. This application is for a building that is too big and too constrained to be appropriate for the site.

123/14 Planning application ‘way forward’ proposals

124/14 Disused telephone box St Peter’s Avenue

To consider a request from EFDC to remove the disused telephone box

125/14 Bus shelters adjacent to Four Wantz roundabout

126/14 Road works in Ongar High Street

127/14 CCTV Licence Agreement – St Peter’s Avenue

To agree that the Clerk to the Council sign the EFDC Licence Agreement

128/14 Street lighting

- To consider street lighting maintenance problems
- To consider quote for carrying out 6 year electrical testing on all Council owned street lighting columns

129/14 Open Forum

Unlisted items can be raised by Councillors or members of the public for the Council’s consideration.

Time limited to five minutes.

