

Ongar

Town Council



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Minutes of the PLANNING & ENVIRONMENT COMMITTEE 6th April 2021 commencing at 8pm via Zoom

- PL25/20 Those present and apologies for absence**
Motion. The council to record and accept apologies for absence.
Chairman: Cllr Piggott
Councillors: Cole, Battersby
Others: Cllr Feetham & Planning Clerk
Proposed Cllr Piggott seconded Cllr Battersby and carried unanimously.
- PL26/20 Declaration of Disclosable Pecuniary Interests.**
None received.
- PL27/20 Public participation.**
No members of the public were present.
- PL28/20 To agree the minutes of the Planning Committee meeting minutes of 2nd March 2021**
Proposed Cllr Piggott seconded Cllr Battersby and carried unanimously that the minutes of the meeting of the 2nd March 2021 are approved as a true record.
- PL29/20 Correspondence**
None received.
- PL30/20 To consider planning applications**
- EPF/0487/21** - Mr Rob Delaney - The Old Rectory High Street Ongar CM5 9AD
Proposal: TPO/EPF/12/08 & TPO/EPF/26/04 T2 (12/08): Yew - Crown reduce on building side by up to 1.2m, as specified. T2 (26/04): Holly - Coppice, as specified. T4 (12/08) & T3 (26/04) 2 x Yew - Crown lift, as specified.
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648716
No objection subject to approval by EFDC tree officer.
Proposed Cllr Battersby seconded Cllr Piggott carried unanimously.
- EPF/0519/21** - Mr Rob Delaney - The Old Rectory High Street Ongar CM5 9AD Proposal: Single storey rear extension. Replacement and repairing of windows.
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648816
No objection - Proposed Cllr Piggott seconded Cllr Battersby carried unanimously.

EPF/0526/21 - Mr Rob Delaney - The Old Rectory High Street Ongar CM5 9AD Proposal: Grade II listed building consent for single storey rear extension. Replacement and repairing of windows.
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648834

No objection - Proposed Cllr Battersby seconded Cllr Piggott carried unanimously.

EPF/0300/21 - Leonora Wollner - Little Thorbens Barn Toot Hill Road Ongar CM5 9LQ.
Detached garden gym pod with deck.

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647935

Support EFDC's decision to object to this application.

EPF/0307/21 - Mr Robert Grey - Unit 4 Basons Yard Basons Yard High Street Ongar. Proposed change of an existing double garage into a two-bedroom starter home (Revision to EPF/1994/20).

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647953

Object - This is a most inappropriate location for a dwelling, being surrounded by small light industrial units and associated essential parking and lies just within the Chipping Ongar Conservation Area. It would not provide appropriate residential amenity and the design of the dwelling is of poor quality and below the minimum space standard and with insufficient land to provide even the appropriate sustainable drainage. Furthermore, the proposal is not the style of dwelling that reflects the character of the area or Ongar; it is not sympathetic to its surroundings, with no landscaping; and the minimal private amenity space cannot be segregated from the industrial estate.

A home in this location within the light industrial estate would be subject to the noise, fumes and odours associated with existing garage workshops and other future light industrial activity with hours of working and traffic not necessarily compatible with residences.

Furthermore, Ongar does not want to lose employment sites of this type, where there is a demand. Ongar civil parish has lost a number of employment sites over the last 10-20 years through speculative development (rather than lack of demand) which is detrimental to the sustainability of the town, which also has poor transport links. This plot of land is also known to be contaminated.

Further comments:

1. Building itself, the plot and Access

Essentially it is an attached double garage with a shallow pitched roof with gutters from adjacent industrial unit overhanging; used as a store and completely surrounded by concrete and car parking marked out specifically for the other numbered industrial units. The plan as submitted is misleading, suggesting the plot to be sold as a house, relates to the full extent unit 5 and car parking for the adjacent units. However, the proposed floor Plan with dashed markings indicates the extent of the curtilage to be along the building line of the adjacent units and a couple of metres at the side of the garage/store. (It would in any case, be unacceptable for the essential industrial units car parking to be lost). It is a very small plot, with little outside amenity space, except hard standing for a car, bins and cycle. It is 'marooned', surrounded by concrete and tarmac car park. Access is unclear and seems to require driving over land belonging to the other industrial units. There is no clear separation between public and private space.

2. Design of residential dwelling

This is poor quality of design with no architectural detail. The roof elevation changes are unsympathetic to original, with an unattractive mainly flat roof. It is certainly not the standard that would be expected in a Conservation Area which requires a high specification of design and contributing to the distinctive character and amenity of the area. There is no statement of design or landscaping provision; no greenery planned, including hedging, trees or grass, including that needed for shading. There is no statement relating to services, including sewage and surface water treatments. It is also questionable where such provision could be located.

The internal minimum space standards floorspace for a 2 bed 2 storey dwelling are 70sq.m (3 persons) and 79 sq.m (4 persons) with 2sq.m built in storage, as quoted in EFDC Local Plan submission version. This is not met by this conversion. The two bedrooms only total 22.7 sq.m. This would not be a positive living environment, with no segregation or privacy from the industrial units and their commercial occupants and visitors. It is also against the current thinking and against the recommendations in the Living With Beauty 2020 from the Building Better Building Beautiful Commission which proposes a development and planning framework, which will: Ask for Beauty, Refuse Ugliness, Promote Stewardship.

It therefore does not comply with NPPF 2019 Para 124 - EFDC adopted Local Plan DBE9 residential amenity policy - EFDC emerging Local Plan submission version DM9 policy or DM10 policy.
Proposed Cllr Battersby seconded Cllr Cole carried unanimously.

EPF/0308/21 - Leonora Wollner - Little Thorbens Barn Toot Hill Road Ongar CM5 9LQ Proposal: Grade II Listed Building Consent for detached garden gym pod with deck.
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647954
Support EFDC's decision to object to this application.

EPF/0586/21 - Mrs Mary Williams - 2 St Martins Mews Ongar Essex CM5 9HY Proposal: TPO/EPF/12/98 T1 Lime - Crown reduce to previous points, as specified.
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=649074
No objection subject to approval by EFDC tree officer.
Proposed Cllr Battersby seconded Cllr Piggott carried unanimously.

EPF/0552/21 - Mr & Mrs Honeywell - 7 The Spinney Ongar CM5 9HP Proposal: Demolition of existing utility room & construction of new utility room to the side of the property
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648933
No objection - Proposed Cllr Cole seconded Cllr Battersby carried unanimously.

EPF/0356/21 - Mr & Mrs Hayes - 5 Great Lawn Ongar CM5 0AA
Proposed first floor side addition
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648140
No objection - Proposed Cllr Battersby seconded Cllr Cole carried unanimously.

EPF/0476/21 - Mr Alin Dincu - 57 B Fyfield Road Ongar CM5 0AL - Proposed garage conversion into study.
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648655
No objection – Proposed Cllr Piggott seconded Cllr Cole carried unanimously.

EPF/0480/21 - Mr & Mrs R Miller - 8 Great Stony Park High Street Ongar CM5 0TH - Conversion of outbuilding into ancillary accommodation.
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648673
No objection – Proposed Cllr Piggott seconded Cllr Battersby carried with one objection.

EPF/0432/21 - Keith Leung - 8 Cripsey Avenue Ongar CM5 0AT - Erection of front porch, loft conversion with dormer window to the rear and creation of driveway to the front with block paving.

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648493

No objection – Proposed Cllr Piggott seconded Cllr Cole carried unanimously.

EPF/0437/21 - Mr D Nolan - Floreat House 13 Mayflower Way Ongar CM5 9AZ. Proposed side and rear additions, part replacement.

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648498

No objection – Proposed Cllr Cole seconded Cllr Piggott carried unanimously.

For information only:

The following were noted:-

EPF/0142/21 - Thomas Blackshaw - 8 Kimpton Close Ongar CM5 0BQ

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion & rear flat roof dormer.

EPF/0375/21 - Mr Yulisa Maddy - Churchfields Greensted Road Ongar CM5 9LE Proposal:

Application for a Lawful Development certificate for a proposed new front boundary fence & entrance gates.

EPF/0586/21 - Mrs Mary Williams - 2 St Martins Mews Ongar Essex CM5 9HY - TPO/EPF/12/98 T1 Lime - Crown reduce to previous points, as specified

EPF/0578/21 - Mr Alex Miles - 40 Castle Street Ongar CM5 9JS - Application for Approval of Details reserved by condition 6 "proposed brick to be used" for EPF/2764/20. (Proposed single storey side and rear wraparound extension).

PL31/20 To note planning decisions

EPF/2764/20 Mr Alex Miles 40 Castle Street Ongar CM5 9JS - Proposed single storey side and rear wraparound extension. Full Planning Application Decision Date: 12/2/2021 Decision: Grant Permission (With Conditions)

EPF/2894/20 Mr Oliver Smith 52 Coopers Hill Ongar CM5 9EF Ground and first floor rear extension. Decision: Grant Permission (With Conditions)

EPF/2913/20 Mr John Woolerton 8 The Spinney Ongar CM5 9HP - Single storey side extensions, new glazed doors and windows to rear elevation, and painted render finish to existing external walls. Decision: Grant Permission (With Conditions)

EPF/2970/20 Mrs Wendy Brett 21 Moreton Road Ongar CM5 - Proposed two storey front extension and porch Decision: Grant Permission (With Conditions)

EPF/2852/20 Mr Alfie Franklin 4 Great Stony Park High Street Ongar CM5 - TPO/EPF/06/17 T1: Sycamore - Fell and replace, as specified. Works to Preserved Trees - Grant Permission (With Conditions)

EPF/2930/20 Mr Jacob Oram 2 Fairbank Close Ongar CM5 9HX - TPO/EPF/06/96 T1: Oak - Crown reduce height by up to 3m and laterals by up to 4m, as specified. Crown lift above garages, as specified. Crown thin by 10%, as specified. Grant Permission (With Conditions)

EPF/2995/20 Mr Alin Dincu 57 B Fyfield Road Ongar CM5 0AL - Application for a Lawful Development Certificate for a proposed garage conversion. Lawful Development Certificate – Not lawful.

PL32/20 To note enforcement decisions

None received.

PL33/20 To consider progress on the Neighbourhood Plan

Cllr Feetham reported that progress was ongoing.

PL34/20 To receive an update on EFDC Local Plan

Nothing to report.

PL35/20 Matters for information

PL36/20 Items for next agenda

To review enforcement notices regarding the fence erected in Greensted Road and the gate behind the Ongar Foot Clinic, High Street.

Meeting closed 9.20