

Ongar

Town Council



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Minutes of the PLANNING & ENVIRONMENT COMMITTEE 20th May 2021 commencing at 7pm via zoom

PL62/21 Those present and apologies for absence

Motion. The council to record and accept apologies for absence.

Chairman: Cllr Piggott

Councillors: Cole, Battersby, Vaz

Others: Cllr Feetham, Planning Clerk and 4 members of the public

Apologies: Cllr Seffens

Proposed Cllr Piggott seconded Cllr Battersby and carried unanimously.

PL63/21 Declaration of Disclosable Pecuniary Interests

None received.

PL64/21 Public participation

One member of the public addressed the meeting with regard to planning application EPF/1028/21.

PL65/21 To agree the minutes of the Planning Committee meeting minutes of 4th May 2021

Proposed Cllr Battersby seconded Cllr Piggott carried unanimously that the minutes of the meeting are approved as a true record.

PL66/21 Correspondence

Two letters of objection to planning application EPF/0968/21.

PL67/21 To consider planning applications

EPF/0629/21 - Mr Reynolds - Sandon Lodge 3 A Sandon Place Ongar CM5 9DJ Proposal:
Application for a Lawful Development certificate for a existing loft conversion.

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

EPF/0943/21 - Mr Graham Hudgell - 119 Woodland Way Ongar CM5 9ET Proposal: Single storey rear extension.

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

EPF/0968/21 - Mr Charles Padfield - Bottles Barn Stondon Road Ongar CM5 9BU - Erection of a twin bedroom bungalow

Objection – Proposed Cllr Cole seconded Cllr Battersby carried unanimously as the proposed application does not replace any previous building. The existing houses on the site replaced agricultural buildings and permission was granted with several conditions which this new application appears to contravene. The proposed development site has no previous footprint of

any building. It cannot be classed as “infill” as it has open agricultural land adjacent to it and does not fulfil EFDC Local Plan’s definition of infill as “sites on the street frontage between existing buildings”. The proposed building is defined as a bungalow, specifically for “downsizers” or “older residents” yet the plans clearly show stairs and a bedroom on a first floor, defined as “providing accessible storage space.” In future years this could very easily be increased in size. Although there is a need for more appropriate homes for older residents and downsizers, as defined in the Ongar Neighbourhood Plans and the Essex Design Guide, OTC feel that these need to be within easy walking access to the town centre.

EPF/0969/21 - Mr & Mrs Radley - 95 Longfields, Ongar CM5 9DE - Single storey side and rear extension.

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

EPF/1011/21 - Mrs Elena Nenicea - 5 Kimpton Close Ongar CM5 0BQ Proposal: Application for Variation of Condition 2 `Plan numbers' for EPF/1043/19. (Proposed two storey side extension, loft extension including Juliet balcony with single storey rear extension).

No objection – Proposed Cllr Vaz seconded Cllr Cole carried unanimously with one abstention.

EPF/1028/21 - Mr & Mrs L Hillier - Land at Greensted Hall Church Lane Ongar CM5 9LD Proposal: Proposed demolition of existing buildings and erection of single dwelling, formation of vehicular access and landscaping.

No objection but propose that conditions are put on any planning approval to protect the historic setting of the Grade II* Greensted Hall and the biodiversity is maintained with various measures i.e. there are an even wider number of species on the site and adjoining site than recorded in the report so that the habitats need protecting (wildlife that have been on the site for the last 60 years or so). This is replacement of an old barn in the grounds of the grade II* listed Queen Anne Mansion Greensted hall, also in a group listing with Greensted Church grade 1 listed and oldest wooden church in the world. It is a sensitive area as an unusual manorial hall and church complex where until a couple of years ago there was no building newer than 300 years old. The council asked EFDC to have that area designated as a Conservation Area last year. Settings often not fully appreciated or respected in the planning system. To protect the setting looking from Greensted Hall some 100m distant we ask for screening of the new build by a high hedge/trees along the s boundary as a condition of planning approval. Biodiversity and protection of the natural environment. Many trees including old orchard trees are being removed from the plot. We ask that a condition is that fruit trees are replanted. Existing species that have not been documented are bats, owls, badgers, foxes hedgehogs, hares grass snakes, slow worms, greater crested newts which either live or feed on that plot and adjacent land. Birds include woodpeckers, cuckoos and swallows. We ask that the close boarded fence as proposed is either replaced with posts or recommended holes for hedgehogs etc to move between the grounds as before; bat boxes and swift boxes.

Proposed Cllr Cole seconded Cllr Piggott carried unanimously.

EPF/1157/21 - Mr Yulisa Maddy - Churchfields Greensted Road Ongar CM5 9LE Proposal: New front boundary fence and entrance gate.

No objection but ensure that the planting of hawthorn etc. is carried out – Proposed Cllr Cole seconded Cllr Battersby carried unanimously.

For information only

EPF/0939/21 - Nicola Horst - 11 Woodland Way Ongar CM5 9EP Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension & a garage conversion.

Noted.

EPF/1224/21 - Ongar Building Services Ltd Planning File No: 021705 Location: Flats 1 - 4 Oakwood Apartment Basons Yard High Street Ongar CM5 9AA Proposal: Application for Confirmation of Discharge of condition for EPF/2483/16.

Noted.

PL68/21 To note planning decisions

EPF/0356/21 - Mr & Mrs Hayes 5 Great Lawn Ongar CM5 0AA - Proposed first floor side addition. Full Planning Application Decision Date: 7/4/2021 Decision: Grant Permission (With Conditions)

EPF/0432/21 - Keith Leung 8 Cripsey Avenue Ongar CM5 0AT - Development: Erection of front porch, loft conversion with dormer window to the rear and creation of driveway to the front with block paving. Full Planning Application Decision Date: 13/4/2021 Decision: Grant Permission (With Conditions)

EPF/0437/21 - Mr D Nolan Floreat House 13 Mayflower Way Ongar CM5 9AZ - Development: Proposed side and rear additions, part replacement. Full Planning Application Decision Date: 14/4/2021 Decision: Refuse Permission (Householder)

EPF/0476/21 - Mr Alin Dincu 57 B Fyfield Road Ongar CM5 0AL - Site Location Applicant Application No Valid on Application type: Development: Proposed garage conversion into study. Full Planning Application Decision Date: 16/4/2021 Decision: Grant Permission (With Conditions)

EPF/0519/21 - Mr Rob Delaney The Old Rectory High Street Ongar CM5 9AD - Development: Single storey rear extension. Replacement and repairing of windows. Full Planning Application Decision Date: 21/4/2021 Decision: Grant Permission (With Conditions)

EPF/0632/21 - Mr A Kousoulou 61 Fyfield Road Ongar CM5 0AL 8/3/2021 Site Location Applicant Application No Valid on Application type: Development: Rear single storey extension. Full Planning Application Decision Date: 26/4/2021 Decision: Grant Permission (With Conditions)

EPF/0215/21 - Mrs Susan Paine Land to the rear of 34 The Gables Ongar CM5 0GA 15/2/2021 Site Location Applicant Application No TPO Valid on Application type: Development: TPO/EPF/14/03 (Ref: T21) T1: Ash - Crown reduce to previous points. Works to Preserved Trees Decision Date: 19/4/2021 Decision: Grant Permission (With Conditions)

EPF/0526/21 - Mr Rob Delaney The Old Rectory High Street Ongar CM5 9AD 25/2/2021 Site Location Applicant Application No LB Valid on Application type: Development: Grade II listed building consent for single storey rear extension. Replacement and repairing of windows. Listed Building Consent Decision Date: 21/4/2021 Decision: Grant Permission (With Conditions)

EPF/0599/21 - Mr Andrew Taylor 31-33 High Street Ongar CM5 9DS 3/3/2021 Site Location Applicant Application No LB Valid on Application type: Development: Grade II Listed Building application for proposed single storey rear extensions. Listed Building Consent Decision Date: 28/4/2021 Decision: Grant Permission (With Conditions)

EPF/0375/21 - Mr Yulisa Maddy Churchfields Greensted Road Ongar CM5 9LE 11/2/2021 Site Location Applicant Application No CLD Valid on Application type: Development: Application for a Lawful Development certificate for a proposed new front boundary fence & entrance gates. Lawful Development Certificate - Proposed Use Decision Date: 8/4/2021 Decision: Not Lawful

EPF/0509/21 - Mr Darren Exley 101 Longfields Ongar CM5 9DE 24/2/2021 Site Location Applicant Application No CLD Valid on Application type: Development: Certificate of lawful development for a proposed single storey rear extension and conversion of integral garage to study. Lawful Development Certificate - Proposed Use Decision Date: 16/4/2021 Decision: Lawful

EPF/0538/21 - Ms Jackie Pepper 50 High Street Ongar CM5 9EA 26/2/2021 Site Location Applicant Application No CLD Valid on Application type: Development: Certificate of lawful development for a proposed outbuilding. Lawful Development Certificate - Proposed Use Decision Date: 21/4/2021 Decision: Lawful

EPF/0770/21 - Mr D Roche 88 Queensway Ongar CM5 0BP 19/3/2021 Site Location Applicant Application No PDE Valid on Application type: Development: Prior approval for a 6.0 metre deep single storey rear extension, height to eaves 3.00 metres and maximum height of 3.40 metres. Prior Approval - Single Storey Rear Extensions Decision Date: 26/4/2021 Decision: Prior Approval Not Required

PL69/21 **To note enforcement decisions**
None received.

PL70/21 **To review enforcement notices regarding the gate behind the Ongar Foot Clinic, High Street**
Clerk to investigate and update on status of the gate which is still in position.

PL71/21 **To consider progress on the Neighbourhood Plan**
Comments from the public Reg 14 have been put into a table (omitting any details of the author). ONPCG responses have been sent to Dave Chetwyn for editing.
Comments from Statutory Consultees on Reg 14 Have also been put into a table. ONPCG has made responses and sent them to Dave Chetwyn for comments. ONPCG has also researched additional justification/hard evidence to support policies that EFDC or ECC consider too weak.
A meeting has been arranged for next Tuesday for Dave Chetwyn to explain his comments, which we expect to receive prior to the meeting.
Meanwhile other admin details are being collated such as evidence files and statement of community involvement etc. in readiness for the next stage.

PL72/21 **To receive an update on EFDC Local Plan**
No update received.

PL73/21 **Matters for information**
None.

PL74/21 **Items for next agenda**
None.

Meeting closed at 7.39pm