

Ongar

Town Council



Bansons, Bansons Way, Ongar, Essex, CM5 9AS
E-mail clerk@ongartowncouncil.gov.uk

Tel 01277 365348
www.ongartowncouncil.gov.uk

Minutes of the PLANNING & ENVIRONMENT COMMITTEE Held on 4th January 2022 @ 8pm via zoom

PL197/21 Those present and apologies for absence

Cllrs Piggott, Battersby, Seffens, Vaz, Cole

Other: Planning Clerk, Cllr Keska, 21 members of the public

Resolved. Proposed Cllr Piggott seconded Cllr Battersby and carried unanimously

PL198/21 Declaration of Disclosable Pecuniary Interests.

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.

Cllr Cole declared an interest in planning application EPF/3051/21 as he is familiar with the applicant.

PL199/21 Public participation.

Members of the public objected on planning application EPF/3009/21.

PL200/21 To agree the minutes of the Planning Committee meeting minutes of 7th December 2021

Motion. The minutes of the meeting are approved as a true record.

Proposed Cllr Seffens seconded Cllr Piggott carried unanimously with one abstention.

PL201/21 Correspondence

Two letters of objection to planning application EPF/3009/21.

PL202/21 To consider planning applications

As members of the public were present to object to application EPF/3009/21 the chairman brought this application forward.

EPF/3009/21 - Mr Henry Lamprell - Stag Inn, Adjacent to Brentwood Road Ongar CM5 9DH

Proposal: A full planning application for 2 blocks of 10 Flats with associated open space, landscaping, refuse storage, cycling storage, and car parking. If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660014

Ongar Town Council strongly object to this application for the following reasons: -

General comments

- Ongar Town Council opposed the inclusion of this site in the Local Plan in 2016.

SR0842 – Car park at the Stag public house – Approx. 10 homes - Strong objection, will make PH unviable

The Stag Public House is an old and attractive building located in Marden Ash, out of the town centre. The building of 10 modern homes next to it will spoil the street scene and the historic character of the Public House. Many local residents from the Marden Ash area can walk to the pub but customers from further afield drive, especially families who frequently visit the pub during the summer months to enjoy the large garden with outside seating and children’s play area. If this site is developed pub customers will have nowhere to park. The Brentwood Road has a dangerous blind bend at this point and the parking of vehicles along the road would increase the risk of an accident. Passing trade will not stop here if there is no car park. If usage of the pub should diminish because of the lack of parking and it becomes financial unviable, it may have to close and will be yet another loss to this rural community. It provides a much-needed service to the local residents for this part of Ongar. Road user and pedestrian safety is the concern as well as the viability of the pub should it lose its car park.

- Ongar Town Council still objects strongly to the inclusion of this site and have, in the light of the current application, added to that statement as follows: -

The Stag Public House is an old and attractive building located in Marden Ash, out of the town centre. It is listed on the EFDC **List of Buildings of Local Architectural or Historic Interest ONGAR PARISH - THE STAG PUBLIC HOUSE Brentwood Road Small 19th century public house. Painted rough cast render presumably red brick below. Historic value derives from the ability to clearly distinguish the buildings growth/evolution. Of aesthetic, historic and communal value.**

The Stag Public House has been a landmark in this area for over 100 years The building of 2 blocks of 10 flats on its car park will be unsympathetic to the existing street scene and the historic character of the Public House. There are no flats in this part of Ongar and they would be completely out of character as the majority of the surrounding properties along the Brentwood Road are large detached or semi-detached houses, set back from the Brentwood Road. While it is true that local residents from the Marden Ash area can walk to the pub, customers from further afield have to drive, especially families who frequently visit the pub during the summer months to enjoy the large garden with outside seating and children’s play area, the only pub in Ongar with this facility and a decent sized car park. The car park is often completely full at weekends and when there is an event such as live sports or entertainment, and the restaurant is popular. Overspill parking is often witnessed along Hunters Chase and the Brentwood Road. If this site is developed there will be very limited parking for customers leading to more customers parking on the entrance road (Hunters Chase,) in local residential streets, or on the main Brentwood Road, causing inconvenience to residents. Residents have shown the council photographs evidencing this. The Brentwood Road has a dangerous blind bend at this point and the parking of vehicles along the road would increase the risk of an accident. Passing trade will not stop if there is limited parking and the view of the pub obscured by Block A which is close to the boundary. The pub did go through a period when it became run down, but the new publicans have worked very hard to build up business during the pandemic, improving the restaurant and putting on events, but if usage of the pub should diminish because of the limited parking and it becomes financial unviable, it may have to close and will be yet another loss to this rural community. It provides a well-used and long-standing facility to the local residents of this part of Ongar and beyond.

- The proposed development does not, in our opinion, fulfil the following statement: -

Local Plan. The Stag PH is Locally Listed and any development/conversion should seek to **enhance its character and significance within its setting**. There are two trees protected by Tree Preservation Orders, these should be incorporated into the development proposals, perhaps withing an amenity space

- The proposed development is contrary to several policies in the EFDC Local Plan, the emerging Ongar Neighbourhood Plan and the Ongar Design Statement

- The application form and documents contain many errors, inaccuracies and misleading statements which have led to a lack of confidence in the process to date. These need to be corrected before this application can be considered (details below)

OTC wish to add that it appears that, as far as we are aware, the developer has not carried out any local consultation with relevant local organisations including Ongar Town Council, The Ongar Neighbourhood Plan Community Group, who have been producing our Neighbourhood Plan, Essex Police, as mentioned in their consultation document, or any residents who would be immediate neighbours of the proposal. Ongar Town Council is particularly disappointed that, as a matter of courtesy, they have not been invited to be part of any pre-application discussion or consultation, especially on such a strategic and contentious site. The local knowledge that could have been supplied would have been helpful and would have avoided some of the serious errors contained in this application.

Key points of objection

1. Errors in documentation
2. Access via Hunters Chase
3. Street scene
4. Height/density/lack of amenity space/ size of interior space/ lack of interior light
5. Increased traffic - road user and pedestrian safety
6. Viability of the business
7. Location
8. Harm to existing residents - loss of space, privacy and amenity
9. Changes to vehicle entrance
10. Water supply, drainage, sewerage
11. Parking provision

Expansion on objections

1. Errors in documentation - There are a number of statements in the documents which are factually incorrect or misleading. The number of errors and inaccuracies included in the documents indicate a serious lack of research and local knowledge. They need addressing before this application is considered
 - the assumption that Hunters Way is a public right of way is incorrect - it is a privately owned and maintained road – **DAS 3.5** - *The existing site access, from Hunter’s Chase, was considered the logical point at which to retain a vehicular access to the whole site.* **DAS 5.1** *The principal access to the site will be unchanged, other than for localised modifications where it meets Hunter’s Chase. For example, to turn the kerb into the parking area to the south of Block A. The existing pedestrian route into the site — a pavement adjacent to the vehicular route into the site — will be utilised, thereby retaining an uninterrupted landscaped verge to Brentwood Road.*
 - **P&H statements 4.52** the right to discharge surface water into the tank under Hunters Chase- no right of easement to discharge surface water exists
 - the site being referred to as “urban or built up,” not “rural” – e.g., **P&HS 1.2** *The development team are experienced in developing bespoke housing schemes in **built-up areas** and have developed schemes in the **centre** of historic Bury St Edmunds and Bishops Stortford as well as other local towns.* (Further references below)
 - references to 12 Brentwood Road - the correct address is 12 Hunters Chase. **P&HS 1.6** *The flats are proposed in 2 separate buildings which reflect the character of houses in the area such as the nearby **12, Brentwood Road** and have responded constructively to Pre - Application advice.* **P&HS 4.23** *The Conservation Officer had concerns about Block A, which had initially taken its architectural references from no. **12 Brentwood Road**.*

- The Planning and Heritage statement inaccurately states: - **2.3** - *As most of the patrons come from the surrounding houses this is in excess of the parking requirements for the pub* – incorrect
- **P&HS 1.7 and 4.4** -*the efficient use of previously developed land* – misleading – the land has not been previously developed with a permanent structure but has been part of the curtilage, used as a carpark.
- **P&HS 3.11** - quotes the Conservation Officers “*supportive comments.*” These are not found in the Conservation Officers Consultation Document. The Conservation Officer objects.
- **P&HS 4.7** - *the reuse of underused land and the reuse of brownfield/previously developed land* – misleading as evidenced by resident observations and photographs showing overspill parking by patrons of The Stag due to the car park being full
- **P&HS 4.37** - *As the pub is in an urban residential area of Epping, most of the pub’s patrons come from the houses surrounding the pub. The pub is well served by public transport and is only a 17-minute walk from the town centre.* The pub is in Ongar, not Epping, and it is not in an urban residential area but a rural one. Public transport is very limited. Length of walk misleading.
- **P&HS 5.3** - *The proposal is for a range of market flats, suitable for first time buyers and/or the elderly. The existing building will be converted into 10 flats with 4 one-bed flats and 6 two-bed flats.* What existing building? The submitted plans are for building on the carpark.
- **P&HS 5.7** - *For The Stag Pub, a parking provision has been retained which is suitable for the pub given its urban location surrounded by residential houses, short walk to the town centre and the convenient public transport links next to it* – inaccurate. **DAS 5.4** *A dedicated parking area, with 16No. spaces, is to be retained for the public house. This is considered to be generous for a public house located within walking distance of the majority of local housing.* This assumes that the only customers of The Stag come from Marden Ash - inaccurate
- The number of errors and inaccuracies included in the documents indicate a serious lack of research and local knowledge and are a serious concern.

2. **Access via Hunters Chase** - Access to the development will be via Hunters Chase, a privately owned road, to which the pub has right of way. There will therefore be no Legal right of way for residents’ vehicles to access the site from the Brentwood Road, including any construction vehicles.

3. **Street scene** – the development is out of character and unsympathetic to surrounding properties, mostly large detached or semi-detached houses, set back from the main Brentwood Road, and the locally listed Public House, the only property which actually fronts onto the Brentwood Road. It will be overbearing and unsuitable for this location.

4. **Height/density/lack of amenity space/ size of interior space/ lack of interior light** –

- Despite amendments, the roof heights remain out of keeping with the locally listed Public House, and surrounding properties, particularly Block A. 12 Hunters Chase, incorrectly referenced as 12 Brentwood Road in the documents, is set further back from the road and therefore not comparable
- The size of each flat is barely minimum space standard and not appropriate for a rural country town
- There is insufficient outside private amenity space or any balconies
- The density is much higher than surrounding area and is far too high for a settlement site on the edge of a small rural town. Homes in such locations should be family sized homes with adequate outside amenity space.

- The dwellings will have dark living space due to north facing and small windows
- Block B is too close to the existing houses in Hunters Chase, particularly 1 Hunters Chase. It will be overbearing and lead to loss of light and privacy
- Despite amendments, Block A is too close to the boundary, unlike surrounding properties. The pub is the only building, which is directly on the road, all other dwellings having a frontage and being set back. Block B will impact on drivers' sight line when turning out of Hunters Chase as well as blocking the view of the historic pub and its car park for passing trade.

5. **Increased traffic - road user and pedestrian safety** - The development will lead to additional traffic on an already very busy main route, the A128 Brentwood Road. Traffic is particularly heavy at peak times and includes HGVs. Additionally, vehicles often travel at speed along this stretch of road, despite the national speed limit, especially those coming from the Brentwood direction. Nearby hazards, particularly for vehicles turning in and out of the proposed entrance, include a right-angled blind bend, 2 bus stops, a busy mini roundabout, and the junction with Stondon Road. Block A will impede the sight line of vehicles turning out of Hunters Chase. Pedestrian safety, due to the above, is also a major concern.

6. **Viability of the business** - The development will threaten the eventual viability of a long-established and well used, popular establishment due to the lack of car parking spaces. This would lead to the loss of a valuable amenity in the Marden Ash area of Ongar, which has been present on the site for over 100 years and attracts customers of all ages from a wide area due to its location, friendly atmosphere, restaurant, large family friendly garden and the availability of plenty of car parking. The business will also suffer during the construction period due to lack of access, noise, dust etc.

7. **Location** – This site is not the right location for small flats, especially for downsizing older people (as suggested in **Planning and Heritage document 4.30**) who are better located near the centre of the town due to the limited public transport and a long walk to the town facilities and amenities, returning up a long steep hill. The housing mix does not reflect local need for an edge of settlement site, which has been identified as being for family homes with gardens, similar to surrounding properties.

8. **Harm to existing residents** - The development will cause harm to existing residents and surrounding properties. The blocks will be overbearing and detrimental to current residents living conditions including loss of space, privacy amenity and overlooking.

9. **Changes to vehicle entrance** - The proposed changed vehicle entrance to the pub and its car park through the new residential development would be disruptive to residents. If there are no spaces in the pub car park customers will attempt to park in the proposed residential spaces causing disruption and further parking issues.

10. **Water supply, drainage, sewerage** - Concerns about water supply, drainage and sewerage. There is no existing right of easement to discharge surface water from the land at The Stag public house into the existing tank under Hunters Chase. Points made in Thames Water and Drainage consultations to be addressed.

11. **Parking provision** – Parking provision for the pub is inadequate [essex-parking-standards.pdf \(essexdesignguide.co.uk\)](https://www.essexdesignguide.co.uk/essex-parking-standards.pdf)

- The car park survey done by the developer is misleading. It was done in the November and when Covid advice was to reduce indoor contact and socialising, as well as the weather being inclement
- From the Planning and Heritage statement - *Accordingly, a car parking survey for the pub has been carried out which confirms that sufficient pub parking has been provided on site. The survey was carried out between Thursday 4th November and Sunday 7th of November over peak periods of 13.30 and 19.30. This survey showed that the average number of cars at lunchtime using the car park is 9.75 cars, and in the evening 11.5 cars. There was a peak on Saturday evening of 14 cars using the car park. In response to this, 16 spaces have been provided for the pub use. The car parking figures can be seen in Appendix A. This scheme will retain sufficient car parking spaces to continue to meet the needs of the pub as 16 parking spaces are retained for use by the pub.*
- Car Parking Survey Results- Date, Time, Peak Number of Cars
 - Thursday 4th November 13.30- 7
 - Thursday 4th November 19.30 -10
 - Friday 5th November 13.30 -9
 - Friday 5th November 19.30 -12
 - Saturday 6th November 13.30 -1
 - Saturday 6th November 19.30 -14
 - Sunday 7th November 13.30 -12
 - Sunday 7th November 19.30- 8
- Due to the timing of this survey, a very inaccurate picture has been produced to support the developer's plans. A survey done in the spring/summer months, when Covid advice was less restrictive or on mild autumn days would give very different results. The Stag car park is often completely full, especially at weekends, during the warmer months or when events are being held. Residents have provided photographs showing that fact and additional cars parked along the Hunters Chase and along the Brentwood Road and have also reported that customers of the pub park in nearby residential roads such as Cloverley Road or Longfields, and walk along the Brentwood Road or through the pathway to the pub. 16 spaces will not be sufficient.

Proposed Cllr Seffens seconded Cllr Battersby carried unanimously.

EPF/3018/21 - Mr Sturley 10 St James Avenue Ongar CM5 9EL Proposal: Single storey side extension to create enlarged kitchen and improved bedrooms. If you are viewing this report in an electronic format, click on the link below to view related documents including plans http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660096

No objection - Proposed Cllr Bell seconded Cllr Cole carried unanimously.

EPF/2924/21 - Mrs Katie Wood - 55 Queensway Ongar CM5 0BN Proposal: Proposed 3 metres lean to extension with brick & tiles to match the existing building. If you are viewing this report in an electronic format, click on the link below to view related documents including plans http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659633

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

EPF/3051/21 - Mr A Blackwood - 5 Battle Court Ongar CM5 9SX Proposal: Removal of existing rear conservatory and replace with a single storey rear extension with roof lantern. Loft conversion with rear dormers. If you are viewing this report in an electronic format, click on the link below to view related documents including plans http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660294

No objection - Proposed Cllr Bell seconded Cllr Piggott carried unanimously with one abstention.

EPF/3211/21 - Mr T Brinkman - Fyfield Business And Research Park Fyfield Road Ongar CM5 0GN Proposal: Change from grass pitch to all weather 3G pitch with floodlights (revision to EPF/1253/21). If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660993

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

FOR INFORMATION:

EPF/2988/21 - Keith Leung - 8 Cripsey Avenue Ongar CM5 0AT Proposal: Application for Approval of Details reserved by conditions 3 'Surface water drainage' and 4 'type & colours of external finishes' and 7 'Electric vehicle charging points' and 9 'Broadband' for EPF/0785/21 . (Erection of a single dwelling house). If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659934

EPF/3194/21 - Mr & Mrs Pomfrett - 63 Cloverly Road Ongar CM5 9BX Proposal: Application for Approval of Details Reserved by condition 5"details of surface water disposal" for EPF/0670/19. (Two storey side extension, single storey rear extension, first floor rear extension). If you are viewing this report in an electronic format, click on the link below to view related documents including plans

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=660880

PL203/21

To note planning decisions

EPF/1028/21 Mr & Mrs L Hillier Land at Greensted Hall Church Lane Ongar - Proposed demolition of existing buildings and erection of single dwelling, formation of vehicular access and landscaping. *** Amended plans and Heritage statement received *** Full Planning Application Decision Date: 4/11/2021 Decision: **Refuse** Permission If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651035

EPF/1559/21 Ms Charlotte Sohn 153 151 High Street Ongar CM5 9JD Development: Convert and extend existing building into a 1 bed dwelling. Full Planning Application Decision Date: 11/11/2021 Decision: Grant Permission (With Conditions) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653399

EPF/1681/21 Ms Charlotte Sohn 153 151 High Street Ongar Application No LB Valid on Application type: Development: Grade II Listed building consent to convert and extend existing building into a 1 bed dwelling. Full Planning Application Decision Date: 11/11/2021 Decision: Grant Permission (With Conditions) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653893

EPF/2264/21 Kellie Evans 1 St James Avenue Ongar Applicant Application No Valid on Application type: Development: First floor ancillary accommodation above existing car port. Full Planning Application Decision Date: 5/11/2021 Decision: **Refuse** Permission (Householder) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

EPF/2285/21 Mr Sean Burke 23 Kettlebury Way ONGAR Application No Valid on Application type: Development: Proposed front first floor extension & internal alterations. Full Planning Application Decision Date: 3/11/2021 Decision: Grant Permission (With Conditions) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656613

EPF/2318/21 Vance Crawley 50 Springfield Close Ongar CM5 0BB Application No Valid on Application type: Development: Side porch and alterations to front entrance Full Planning Application Decision Date: 3/11/2021 Decision: Grant Permission (with Conditions) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656733

EPF/2363/21 Mr Eddie White The Warren Fyfield Road Ongar Development: Single storey extension and first floor extension under gabled roof. Full Planning Application Decision Date: 12/11/2021 Decision: **Refuse** Permission (Householder) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656916

EPF/2829/18 Mr Robert Grey Basons Yard High Street Ongar Location Valid on Application type: Development: A new four bedroomed detached house to the side of the garage on the remaining car park/spare land. Outline Planning Application Decision Date: 18/11/2021 Decision: Grant Permission (With Conditions) subject to legal agreement (e.g. s.106, unilateral undertaking) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=616254

EPF/2430/21 Brook Lodge Residents Association 8 Brook Lodge (rear of 157-165 High Street) Ongar Applicant Application No TPO Valid on Application type: Development: TPO/EPF/02/98 T1, T3, T4: Sycamore - Crown reduce, as specified T2. Beech - Crown reduce, as specified Works to Preserved Trees Decision Date: 16/11/2021 Decision: Grant Permission (With Conditions) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

EPF/2624/21 Royal Mail Brook Lodge High Street Ongar Application No TPO Valid on Application type: Development: TPO/EPF/02/98 T1: Sycamore, T2 : Beech, T3: Sycamore - Crown reduce and lift to 5m above ground level, as specified. Works to Preserved Trees

Decision Date: 19/11/2021 Decision: Grant Permission (With Conditions) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=658253

EPF/2638/21 Royal Mail Land to the rear of the Post Office 117 High Street Ongar 24/9/2021 Site Location Applicant Application No TPO Valid on Application type: Development: TPO/EPF/69/09 (Ref: T1) T4: Lime - Crown lift to 8m from ground level, as specified. Lateral reduction, as specified. Works to Preserved Trees Decision Date: 22/11/2021 Decision: Grant Permission (With Conditions) If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=658353

EPF/2432/21 Mr & Mrs Pomfrett 63 Cloverly Road Ongar Site Location Applicant Application No DRC Valid on Application type: Development: Application for Approval of Details reserved by condition 5"details of surface water disposal" for EPF/0670/19. (Two storey side extension, single storey rear extension, first floor rear extension). Application for Approval of Details Reserved by Condition Decision Date: 22/11/2021 Decision: Details **Refused** If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657313

- PL204/21** **To note enforcement decisions**
None received.

- PL205/21** **To consider progress on the Neighbourhood Plan**
Ongoing

- PL206/21** **To receive an update on EFDC Local Plan**
Ongoing

- PL207/21** **Matters for information**
None received.

- PL208/21** **Items for next agenda**

Meeting Closed 8.56pm