

Ongar

Town Council

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Minutes of a meeting of the Planning & Environment committee
Held on 20th April 2023 at the Council Offices, Bansons Way CM5 9AS.

PLN49/23 Those present and apologies for absence

Chair: Cllr Cole

Councillors: Barrell, Feetham, Mendoza, Piggott, Vaz

Also present: Locum Clerk, one member of the public.

Not present: Cllr Reynolds

Resolved. Apologies were received from Cllrs Birch, Griffiths, Gunn, Shami. Proposed Cllr Cole and carried unanimously.

PLN50/23 Declaration of Disclosable Pecuniary Interests

Cllr Piggott is a close neighbour of development 2877/22.

PLN51/23 Public participation

There was one member of the public present who commented on planning application EPF/2874/22. Was disappointed with the permission granted originally, and wishes to object to the proposal for further extension and potential use as a House in Multiple Occupation and loss of privacy.

PLN52/23 To agree the minutes of the Planning Committee meeting minutes of 16th February 2023

Resolved. The minutes were agreed as a true record. Proposed Cllr Piggott seconded Cllr Mendoza and carried unanimously.

PLN53/23 Correspondence

- Premises Licence Application - 171 High Street, Ongar
 - Notice of the adoption of the Dunton Hills Garden Village Supplementary Planning Document
 - Proposed telecommunications development at: Moreton Road, Ongar
 - Street naming and numbering in High Ongar – for information
- All noted.

PLN54/23 To consider planning applications:-

[EPF/2874/22](#) - 8 Kimpton's Close, Ongar

Construction of a two storey three-bedroom house including loft access attached to the existing dwelling.

Objection: Windows should be in line and matching with existing. Concern about the study that could be turned into an extra building, in similar manner to earlier application by this development.

Would like to confirm that change of use will not be required should the building be repurposed from domestic accommodation.

Parking survey is out of date since the development of a HMO, the new property does not meet the current parking ratio and parking is already a known problem.

The council objects overdevelopment, parking issues, not in keeping with current design. Proposed Cllr Feetham carried with one abstention for declared interest.

[EPF/0461/23](#) - Greengates, Drapers Corner, Ongar

Demolition of existing garage and construction of new single storey attached garage.

No objection: Proposed Cllr Cole seconded Cllr Piggott and carried unanimously.

[EPF/0702/23](#) - Unit 2, Basons Yard, High Street, Ongar

Proposed change of use from commercial to dental practice ground floor and office/storage use on the first floor.

No objection: Proposed Cllr Piggott seconded Cllr Vaz and carried unanimously.

[EPF/0572/23](#) – 42 Longfields, Ongar

Two storey side extension and raised boundary wall.

No objection: Proposed Cole seconded Piggott and carried unanimously.

[EPF/0635/23](#) - Hillside House, Drapers Corner, Ongar

Change existing to 2 No. Gable ends with raised eaves & new front dormer (in conjunction with EPF/1828/22 (approved)).

No objection: Proposed Cllr Cole seconded Cllr Piggott and carried unanimously.

FOR INFORMATION

EPF/0349/23 – 2 Kettlebury Way, Ongar

Certificate of lawful -development for a proposed single storey rear extension.

EPF/0489/23 - 1 St James Avenue, Ongar

Certification of lawful development for a proposed ancillary garden room to be used as a Gym.

EPF/0643/23 - 186 Barclays Bank, High Street, Ongar

Application for approval of details reserved by condition 11' Noise and dust control permission EPF/0403/22 (The part change of use from Class E to C3 1 bed, x3 bed and x2 2 beds).

All noted.

PLN55/23

To note planning decisions

EPF/1198/22 – 1 Marden Ash Mews, Stanford Rivers Road, Ongar

Removal of existing dilapidated and unsafe store building. Proposed single storey rear extension with pitch roof to provide additional kitchen space and additional living space with WC. *Approve with conditions.*

EPF/2935/22 – 53 Bowes Drive, Ongar
Proposed double storey side and rear extension. *Refuse permission.*

EPF/0222/23 – 18 Great Lawn, Ongar
Removal of existing side detached garage and front porch. Proposed two storey and single storey rear extension. *Approve with conditions.*

EPF/0221/23 – Marden Croft, Brentwood Road, Ongar
Construction of double garage to front of the site and amended access and new gate (amended application). *Refuse permission.*

EPF/2741/22 – 21 Moreton Road, Ongar
Application for approval of details reserved by condition 18'Construction Management Plan' on planning permission. *Approve with conditions.*

EPF/0164/23 – Land at Bundish Hall Farm, to the NE of Moreton Road, Ongar
Application to determine if Prior Approval is required for a proposed Agricultural steel portal Frame. *Approve with conditions.*

All noted.

- PLN56/23** **To note enforcement decisions**
None received.
- PLN57/23** **To note progress on the Neighbourhood Plan**
No update.
- PLN58/23** **To note progress on the EFDC Local Plan**
No update.
- PLN59/23** **Matters for information**
Nothing reported.
- PLN60/23** **Items for next agenda**
- PLN61/23** **Meeting closed at 7.56**