

Ongar

Town Council

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Minutes of the Planning & Environment committee meeting. Held on 18th May 2023 at 7.00pm at the Council Offices, Bansons Way.

PLN61/23 Those present and apologies for absence.

a. Election of chairman

Cllr Mendoza was nominated by Cllr Roberts seconded by Cllr Barrell and carried unanimously.

b. Appointment of vice chairman

Cllr Vaz was nominated by Cllr Roberts seconded by Cllr Barrell and carried unanimously.

Chair: Cllr Mendoza

Councillors: Cllrs Barrell, Vaz, Cole, Gunn, Roberts

Resolved. The Council accepts apologies from Cllrs Acornley and Feetham, proposed Cllr Mendoza and carried unanimously.

PLN62/23 Declaration of Disclosable Pecuniary Interests

There were no declarations of interest.

PLN63/23 Public participation

There were no members of the public.

PLN64/23 To agree the minutes of the Planning Committee meeting minutes of 20th April 2023

Resolved. The council approves the minutes as published. Proposed Cllr Vaz seconded Cllr Roberts and carried unanimously.

PLN65/23 Correspondence

APPEAL: EPF/2627/20 – AP-13203 – Land at Greensted Road, Ongar Construction of a residential development comprising of 95 units, together with open space, car parking & landscaping. (Amended plans received. Hearing against a refusal APP/11535/W/23/3318699.

The committee wish to consider lack of parking, narrowness of the approach roads and the poor sight lines along the road for children crossing at the proposed pedestrian crossing, sewage management, flooding, proximity to the school. It was agreed that the Council will work with the Neighbourhood Planning Group to co-ordinate their response.

Ongar Garden Centre - 23/00296/OUT - Outline application for the demolition of the existing commercial units and construction of new replacement commercial buildings (Class E and Class

B2) - Appearance, Landscaping, Layout and Scale are Reserved Matters. Ongar Garden Centre, Ongar Road, Kelvedon Hatch, Essex CM15 0LB.

It was noted that the consultation time had passed.

PLN66/23

To consider planning applications: -

[EPF/0644/23](#) – Garages junction of Fairfield Road and Millbank Avenue, Ongar
Demolition of existing garages and the addition of two new build 3B5P homes (2 storey), designed to achieve Passivhaus standards, with new 5 no. parking spaces, bin-store integrated to the front of the property and private standalone cycle stores in rear gardens.

Against the Ongar design guide, it removes local amenity parking, it is out of character and does not match with other buildings. Proposed Cllr Roberts seconded Cllr Barrell.

[EPF/0796/23](#) - 53 Bowes Drive, Ongar
Proposed double storey side, part ground floor rear and front extension.
No objections.

[EPF/0911/23](#) - 177 High Street, The Kings Inn, Ongar
Grade II listed building application for removal of the existing wall between the existing bars and lobby.
Object. The proposal is contrary to the design and character of the building.

[EPF/0365/23](#) – Hillside House, Drapers Corner, Ongar
Proposed roof alterations/extensions to include a front dormer window, 2 front gable ends, 2 rear gable ends with Juliet balconies, and single storey front extensions. *AMENDED DESCRIPTION*
No objection.

FOR INFORMATION

EPF/0670/23 – 88 Longfields, Ongar – Certificate of lawful development for a proposed single storey rear extension, garage conversion to habitable room and rear dormer in connection with a loft conversion.

EPF/0845/23 – 9 Moreton Road, Ongar – Certificate of lawful development for proposed loft conversion.

EPF/0775/23 – Highways land, junction of Moreton Road and Fyfield Road, Ongar- Prior notification of telecommunications equipment.

EPF/0808/23 - Skyview, Land between Gables and Hillside House on Drapers Corner, Greensted, Ongar - Approval of approval of details reserved by condition 4 'External Finishes', condition 5 'Hard and Soft Landscaping' on planning permission EPF/2128/22 (Application for Variation of Condition for EPF/3096/21. (A new sustainable and accessible chalet bungalow with landscape and ecological site enhancements featuring an 88% improvement in carbon emissions over application EPF/0836/20.

EPF/0844/23 – 32 Landview Gardens, Ongar – Prior approval for a single storey rear

extension 3.5m deep, height to eaves 2.65m and maximum height 3.82m (existing conservatory demolished).

PLN67/23 To note planning decisions

EPF/0349/23 – 2 Kettlebury Way, Ongar – Certificate of lawful development for a proposed single storey rear extension. Not Lawful.

EPF/0537/23 – 17 Great Stoney Park, High Street, Ongar – Great Stony School Conservation Area T1: Ash – Crown reduce by 10% and remove dead wood. Raise no objection.

EPF/0489/23 – 1 St James Avenue, Ongar – Certification of lawful development for a proposed ancillary garden room to be used as a gym. Lawful.

EPF/0768/23 – 16 Great Stony Park, High Street, Ongar – T1: Conifer – Fell: T2: Apple – Fell. Raise no objection.

EPF/0250/23 – Church Farm, Church Lane, Ongar – Application for approval of details reserved by condition 3 ‘Foul and Surface Water Drainage’ on planning permission.

EPF/0972/22 (Change of use of land from grazing of horses to enable construction of a 40m x 20m all-weather menage for horse schooling. Approve.

EPF/0461/23 – Greengates, Drapers Corner, Ongar – Demolition of existing garage and construction of new single storey attached garage. Approve with conditions.

EPF/0262/23 – 34 Springfield Close, Ongar – Demolish existing conservatory formation of rear extension. Approve with conditions.

EPF/0064/23 – Shelley Rectory, Fyfield Road, Ongar - Application for a Lawful Development certificate for existing use of land for stationing of a mobile home for occupation as a dwelling. Not lawful.

PLN68/23 To note enforcement decisions

None received.

PLN69/23 To note progress on the Neighbourhood Plan

No developments.

PLN70/23 To note progress on the EFDC Local Plan

No update this month.

PLN71/23 Matters for information.

No update this month.

PLN72/23 Items for next agenda

Road closure.

Meeting closed 7.28pm