

Ongar

Town Council

Bansons Way, Ongar, Essex. CM5 9AS
01277 365348



Email: Assistant@ongartowncouncil.gov.uk
www.ongartowncouncil.gov.uk

Minutes of a meeting of the Planning & Environment committee Held on 15th June 2023 at the Council Offices, Bansons Way CM5 9AS.

PLN73/23 Those present and apologies for absence.

Chair: Cllr Mendoza

Councillors: Acornley, Barrell, Gunn, Roberts, Vaz

Also present: six members of the public for PLN75/EPF/0623/23

Apologies for absence received from Cllr Feetham

Not present. Cllr Cole

PLN74/23 Declaration of Disclosable Pecuniary Interests

There were no declarations of interest.

PLN75/23 Public participation

A resident made objection to the application for 16 – 18 Castle Street. Existing property is a pair of Victorian cottages that have been badly extended in the past, Refurb is necessary but demolition and redevelopment of two new properties is overdevelopment. Renovation of existing building into one house with adequate parking and garden is preferable.

A resident raised objection to the plan pointing out that the proposed development would block views of trees and shrubs. The new building would overlook other properties, invade privacy and take light away from existing land.

[EPF/0623/23](#)– 16 & 18 Castle Street, Ongar (conservation area)

Alterations and extensions to no. 16 and no. 18 Castle Street Ongar to form one 3 bedroomed semi-detached dwelling to be named in future as no. 18 Castle Street and Demolition of single storey extensions to no. 16 and no. 18 Castle Street and construction of one new 3-bedroom semi-detached house in the position of the extensions of the two original houses to be in future named as no. 16 Castle Street with 2 associated parking spaces for each house.

OTC commented that the properties are in conservation area, and new development and proposed density will be out of keeping with the historic nature of this area. Inadequate provision for the installation of heat pump. The Council objects. Proposed Cllr Mendoza and carried unanimously.

PLN76/23 To agree the minutes of the Planning Committee meeting minutes of 18th May 2023

Resolved The minutes are approved as a true record. Proposed Cllr Mendoza and carried unanimously.

PLN77/23 Correspondence

- Additional Consultation under Licensing Act 2003 – EFDC
- Appeal APP/J1535/W/23/3318699 – Land at Greensted Road, Chipping Ongar

- PRE/0098/23 – ONG.R4 – Land to the North of Chelmsford Road, Ongar

Noted.

PLN78/23 To consider planning applications: -

EPF/0991/23 – 2 Kettlebury Way, Ongar

Single storey rear extension.

No objection

EPF/0952/23 – Basons Yard, High Street, Ongar

Demolish the existing garage to make way for the building of three new terraced town houses. The town house design is over three storeys and are in keeping with the local conservation area as-built style.

OTC comments: Proposed development is not in keeping with the neighbourhood in a conservation area. Inadequate provision for the installation of heat pump.

EPF/0948/23 – Basons Yard, High Street, Ongar

Demolish the existing garage to make way for the building of three new terraced town houses. The town house design is over three storeys and are in keeping with local conservation area as-built style.

OTC comments: Proposed development is not in keeping with the neighbourhood in a conservation area. Inadequate provision for the installation of heat pump.

EPF/0942/23 – 37 Cedar Lodge, Berwick Lane, Ongar

Extension to existing dormer roof with accompanying canopy and PV'S.

Single storey extension to hold a plant room.

Minor amendments to windows and Juliet balcony.

OTC comments: All plans should be technically correct before consideration. Objection.

EPF/0628/23 – 16 & 18 Castle Street, Ongar (conservation area)

Alterations and extensions to no. 16 and no. 18 Castle Street Ongar to form one 3 bedroomed semi-detached dwelling to be named in future as no. 18 Castle Street and Demolition of single storey extensions to no. 16 and no. 18 Castle Street and construction of one new 3-bedroom semi-detached house in the position of the extensions of the two original houses to be in future named as no. 16 Castle Street with 2 associated parking spaces for each house.

No objection

EPF/1025/23 – Budworth Hall, High Street, Ongar

Grade II listed building application for internal alterations for disabled access (amendment to EPF/32834/21 AND EPF/3293/21 LB).

No objection

EPF/1044/23 – 21 Great Lawn, Ongar

Part single part two storey side extension.

No objection

EPF/1021/23 – Budworth Hall, High Street, Ongar

Internal alterations for disabled access (amendment to EPF/3284/21 and EPF/3293/21 LB)

No objection

[EPF/1116/23](#) – 265 Central House, High Street, Ongar Listed building consent for change of use from Class E to a Nail Salon (Sui Generis) to expand from adjacent business premises.

[EPF/1111/23](#) – 265 Central House, High Street, Ongar
Change of use from Class E to a Nail Salon (Sui Generis) to expand from adjacent business premises.

No objection

Proposed Cllr Gunn Seconded Cllr Roberts and carried unanimously.

FOR INFORMATION

EPF/1063/23 – 151-153 High Street, Ongar

Application for approval of details reserved by condition 3 'External Materials' and condition 4 'Additional Drawings' on planning permission EPF/1681/21 (Grade II Listed building consent to convert and extend existing building into a 1 bed dwelling)

PLN79/23

To note planning decisions

EPF/0808/23 – Skyview, Land between Gables and Hillside House on Drapers Corner, Ongar

Application for approval of details reserved by condition 4 'External Finishes', condition 5 'Scheme to Enhance Ecological Value' and condition 6 'Hard and Soft Landscaping' on planning permission EPF/2128/22 (Application for Variation of Condition 2). Approved.

EPF/2653/22 – The White House, St. Martins Mews, Ongar

Proposed outdoor swimming pool and detached pool plant room and changing room.
Approve with conditions.

EPF/2659/22 – The White House, St. Martins Mews, Ongar

Grade II listed building application for a proposed outdoor swimming pool and detached pool plant room and changing room.
Approve with conditions.

EPF/0572/23 – 42 Longfields, Ongar

Two storey side extension and raised boundary wall. Approve with conditions.

EPF/0844/23 – 32 Landview Gardens, Ongar

Prior approval for a single storey rear extension 3.5mm deep, height to eaves 2.65m and max Height to eaves 2.65m and max height 3.82m (existing conservatory demolished). Not required.

EPF/0415/23 – Essex House, 118 High Street, Ongar

Installation of 12 no. conservation style roof lights and 2 no. flat roof lights. Withdrawn.

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.

Lawful.

PLN80/23 **To note enforcement decisions**
None received.

PLN81/23 **Update from ONPCG on relevant planning matters**
No update

PLN82/23 **To note progress on the EFDC Local Plan**
No update

PLN83/23 **Matters for information**

PLN84/23 **Items for next agenda**
None

Meeting closed 7.30pm