

Ongar

Town Council

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

- PLN85/23** **Those present and apologies for absence.**
Chair: Cllr Mendoza
Councillors: Gunn, Acornley*, Barrell, Roberts, Vaz, Feetham
Also present: Planning Clerk, two members of the public, Press officer
Apologies for absence received from Cllr Cole.
- PLN86/23** **Declaration of Disclosable Pecuniary Interests**
None received.
- PLN87/23** **Public participation**
A member of the public expressed concerns regarding PLN89/23 application EPF/1192/23.
- PLN88/23** **To agree the minutes of the Planning Committee meeting minutes of 15th June 2023**
The minutes are approved as a true record. Proposed Cllr Mendoza and carried unanimously.

Correspondence

EE95344 Proposed telecommunications development at Moreton Road application was refused by the Council (Planning Ref: EPF/0775/23), The proposal was for a 17.5m mast. After that refusal, the applicant has looked at reducing the impacts and lowered the height by 2.5m to 15m and is resubmitting an application. Noted.

PLN89/23 **To consider planning applications: -**

[EPF/1180/23](#) – Rectory Barn, Church Lane, Off Fyfield Road, Ongar
Reduce size of house, including removal of first floor and lower height of roof.
No objection.

**Cllr Acornley joined the meeting*

[EPF/1192/23](#) – Essex House, 118 High Street, Ongar
Installation of 6 no. conservation style roof lights and 2 no. conservation style flat roof lights.
Objection – It was felt that 6 + 2 roof lights was excessive on one roof elevation which would lead to overlooking onto surrounding listed properties.
Proposed Cllr Roberts seconded Cllr Mendoza carried unanimously.

[EPF/1191/23](#) – 21 Fairfield Road, Ongar
No objection.

[EPF/1225/23](#) – 51 Cloverley Road, Ongar

Removal of existing external single storey store and demolition work to enable the proposed extension. Two storey side and rear extension with part single storey rear extension under a new pitched roof. Projecting window at first floor facing street to ensure neighbour privacy.

No objection.

[EPF/1150/23](#) – Hall Farm, Greensted Road, Ongar

Retrospective approval for the installation of solar panels.

The solar panels will feed into batteries situated within the dwelling house and these will provide electricity for day-to-day needs reducing the reliance on the national grid.

No objection.

[EPF/0829/23](#) – 3C Lavender Cottage, Cripsey Avenue, Ongar

Loft conversion and creation of vehicle access.

No objection.

[EPF/1292/23](#) – 22 Green Walk Ongar

Addition of two storey rear extension in line with neighbours' properties.65/23

No objection.

[EPF/0965/23](#) – Ongar Primary School, Milton Crescent, Ongar

The proposed works consists of the complete replacement of the existing fibre cement pitched roof, the replacement of the glazed roof lantern and associated electrical works. The existing pitched roof is to be replaced with a Decra Elegance roofing system. The existing pitched roof lantern is to be replaced with flat decking and a barrel-vaulted roof light. The existing structure is steel framed with support beams, so the new flat decking and roof light will sit on top of these steels.

No objection – would draw attention to reference to 'loss of bungalow' as stated in the Officer's Report which caused slight confusion.

[EPF/1427/23](#) – 9 The Johns, Ongar

3m rear extension and replacement roof on existing extension.

No objection.

[EPF/1413/23](#) – Heathfield, 35 Fyfield Road, Ongar

Proposed extended loft conversion, with rear dormer and front roof lights. Proposed single storey side extension. Proposed alteration to roof of existing single storey rear extension to form a flat roof with roof light.

No objection but would suggest conditions be added that no contractor vehicles are allowed to park in adjacent Queensway.

FOR INFORMATION

EPF/1157/23 - 63 Cloverley Road, Ongar

Application for approval of details reserved by condition 3'External finishes', condition 7' Surface Water disposal' and condition 10 'Contamination' on planning permission EPF/0521/20 (Proposed construction of a new attached dwelling with associated parking.

EPF/1370/23 – 186 High Street, Ongar Application for approval of details reserved by condition 6'Landscaping' and condition 7 'Hard and Soft Landscaping' on planning

permission EPF/0403/22 (The part change of use from Class E to C3 and internal alterations to create x1 1 bed, x1 3 bed and x2 2 beds)

EPF/1426/23 – 9 The Johns, Ongar

Certificate of lawful development for a proposed rear dormer and roof lights in connection with a loft conversion.

EPF/1452/23 – 14 Churchill Close, Ongar

Demolition of existing 2.7m x 5.1m single storey rear extension, and Prior approval to build of new single storey rear extension 4m x 6m. New extension brick work will match the existing brick work of the property and will measure 3 metres in height (measured externally from the natural ground level). 3 metre extension will have parapet wall (measure 3.2m in total with parapet wall added), felt roof with a roof light in the centre and bifold doors leading out the back of the extension into the rear garden.

EPF/1385/23 – Robin Cottage, Greensted Road, Ongar

Certificate of lawful development for the proposed enlargement of previously constructed roof dormers and alterations to existing window/door openings on front and rear elevation.

All noted.

PLN90/23 To note planning decisions:-

EPF/1007/23 – Pips Cottage, Bushey Lea, Ongar-H1: Linear row of mixed species (incl Hawthorn & Cherry Plum) - Reduce height by 1m – Raise no objection.

EPF/0635/23 – 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. Refuse.

EPF1669/22 – Land adjacent to 2a St James Avenue, Ongar - Construction of a new dwelling.

EPF/1063/23 – 151-153 High Street, Ongar - Proposed change of use from commercial to dental practice on the ground floor and office/storage use on first floor.

EPF/0702/23 – Unit 2, Basons Yard, Ongar Proposed change of use from commercial to dental practice on the ground floor and office/storage use on first floor. Approve with conditions.

EPF/0867/23 – Marden Croft, Brentwood Road, Ongar - Removal of existing porch and rear conservatory. Construction of new porch, a single storey front extension, and a part single storey - part two storey rear extension. Removal of tile hanging and rendering of first floor. Approve with conditions.

EPF/0796/23 – 53 Bowes Drive, Ongar - Proposed double storey side, part ground floor rear and front extension. Approve with conditions.

EPF/0917/23 – Land north of Greensted Road, Ongar - Construction of 3 agricultural building. Refuse.

EPF/0911/23 – 117 Ongar High Street, Kings Inn, Ongar - Grade II listed building application for removal of the existing wall between the existing bar and lobby. Refuse

EPF/1121/23 – 151-153 High Street, Ongar Application for approval of details reserved by condition 3'External Materials', condition 4 'Surface Water', condition 8 'Contamination', condition 9 'External Materials' and condition 11 'Written Scheme and programme of Archaeological Investigation'. Split.

EPF/0845/23 – 9 Moreton Road, Ongar - Certificate of lawful development for a proposed loft conversion, with hip to gable and rear dormer. Not lawful.

All noted.

PLN91/23 To note enforcement decisions

None received.

PLN92/23 Update from ONPCG on relevant planning matters

Deferred to Full Council meeting.

PLN93/23 Matters for information

None received.

PLN94/23 Items for next agenda

It was agreed that the council write to EFDC concerning lack of planning officers' knowledge of the Ongar area. Officers should be made aware that rural communities differ from larger towns and cities that have good transport systems. A Neighbourhood Plan has been produced that is enshrined in law, which lays out specific guidelines that must be followed by planners on specifics like design and parking.

Meeting closed 7.35pm