

ONGAR TOWN COUNCIL



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Bansons Way, Ongar, Essex. CM5 9AS
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Minutes of a meeting of the Planning & Environment committee Held on 12th September 2023 at the Council Offices, Bansons Way CM5 9AS.

- PLN108/23** **Those present and apologies for absence.**
Chair: Cllr Mendoza
Councillors: Barrell, Roberts, Vaz, Feetham, O'Neill
Also present: Planning Clerk, four members of the public
Apologies for absence received from Cllrs Cole, Gunn, Eydmann
- PLN109/23** **Declaration of Disclosable Pecuniary Interests**
None received.
- PLN110/23** **Public participation**
Three members of the public raised objections under minute PLN114/23 – EPF/1375/23
One member of the public observed regarding planning application EPF/1480/23
- PLN111/23** **To agree the minutes of the Planning Committee meeting minutes of 17th August 2023**
Proposed Cllr Mendoza carried unanimously.
- PLN112/23** **Correspondence**
Letters of objection to planning application EPF/1375/23
Letter of objection to planning application EPF/1480/23
- PLN113/23** **To consider specifying hedgehog portals as a requirement for new developments**
Agreed. Proposed Cllr Barrell seconded Cllr Roberts carried unanimously.
- PLN114/23** **To consider planning applications: -**

[EPF/1711/23](#) – 27 Pippin Road, Ongar
Single storey side extension to house.
No objection.

[EPF/1375/23](#) – 22 Green Walk, Ongar
Removal of existing outbuildings and garage replace with creation of new 1 bedroom bungalow.
Objection – Overdevelopment/density in the proposed area. Parking provision does not meet

the Neighbourhood Plan and Essex County Council's requirements. Restrictions laid down in the Land Registry regarding light and privacy have been broken. Overbearing above the roof line of the surrounding buildings. The height of the proposed fencing exceeds the permitted height allowed at the front of a building – this will affect the street view.

Proposed: Cllr Roberts seconded Cllr O'Neill carried unanimously.

[EPF/1618/23](#) – The Ongar surgery, High Street, Ongar

Change of use from offices to residential. The proposal seeks to extend and alter the existing building to provide a 3-bed house and 2 flats.

Objection – Proposed number of parking spaces fail to comply with parking requirements. It should be noted that in Ongar public transport is non-existent after 8pm.

Proposed: Cllr Roberts seconded Cllr Feetham carried unanimously.

[EPF/1794/23](#) – 163 The Broadway, Ongar

Grade II listed building consent for installing extraction unit as shown on the plans inside the premises with rear flue to be installed at the rear in order to use of the premises as permitted use of E(b) Sale of food and drink (mostly) on the premises.

No objection.

[EPF/1604/23](#) – 163 The Broadway, Ongar

Installing extraction unit as shown on the plans inside the premises with rear flue to be installed at the rear in order to use of the premises as permitted use of E(b) sale of food and drink for consumption (mostly) on the premises.

No objection.

[EPF/1480/23](#) – Land at Fyfield Road, Ongar

Construction of new residential development including upgraded access from Fyfield Road, car parking, private garden amenity space, new car park provision for Ongar War Memorial Medical Centre and associated development.

Objection - Housing Mix does not provide enough larger family homes as required in Ongar and there is insufficient off street parking for the new development. it is contrary to EFDC's Local Plan (LP) and Ongar Neighbourhood Plan (ONP) in 2 fundamental aspects of material planning concerns. It has : 1. Too few 3+ bedroomed homes (i.e. wrong housing mix). It is contrary to EFDC Policy H1 and and contrary to ONP Policy ONG-RR3 Housing Mix and Standards especially Part 1, Part 2, Part 3 without justification. 2. Insufficient off street parking for the 8 x2 bedroomed flats and insufficient off street parking for visitors. This is contrary to (ONP) ONG-CT3 Transport and Movement especially Part 1(b); Essex Parking Standards 2009; (LP) T1. Pavements should be 3 metres wide as recommended by the police as people will park on the pavements therefore blocking access to push chairs and wheel -chairs. Wider pavements should enable push chair and wheelchair access.

Proposed: Cllr Roberts seconded Cllr Barrell carried unanimously.

FOR INFORMATION

[EPF/1782/23](#) – Marden Croft, Brentwood Road, Ongar

Application for application for approval of details reserved by condition 3'Surface Water Disposal' on planning permission EPF/0867/23 (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. Construction of a single storey garage to the side of the property. Alterations

to approved scheme: EPF/2395/22)

EPF/1972 – ‘Fieldings, Brentwood Road, Ongar
Certificate of lawful development for existing use of single storey annexe to the rear of the garden.

Noted.

PLN115/23 To note planning decisions:-
None received.

PLN116/23 To note enforcement decisions
None received.

PLN117/23 Update from ONPCG on relevant planning matters
Referenced in planning application EPF/1480/23

PLN118/23 Matters for information.
None received.

PLN119/23 Items for next agenda
Reminder to request that a councillor attend the EFDC planning meeting regarding application EPF/1375/23 when date is known.

Meeting closed at 7.44pm