

Ongar

Town Council

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MINUTES

Minutes of a meeting of the Planning & Environment committee.
Held on 18th January 2024 at 7.00pm at the Council Offices, Bansons Way CM5 9AS.

PLN1/24 Those present and apologies for absence

Chair: Cllr Vaz

Councillors: Eydmann, Barrell, Walton, Feetham, O'Neill

Also present: Planning Clerk, Press officer, Chairman of ONPCG, Chairman of RAGFON4, 15 residents.

Apologies for absence received from Cllrs Cole, Mendoza, Roberts, Acornley

PLN2/24 Declaration of Disclosable Pecuniary Interests

None received.

PLN3/24 Public participation

Chairman of RAGFON4 (Residents Action Group for Ongar North Development), chairman of ONPCG (Ongar Neighbourhood Plan Committee Group) and three residents addressed the meeting with objections to planning application EPF/2787/23.

PLN4/24 To agree the minutes of Planning Committee meeting minutes of 21st December 2023

Proposed Cllr Eydmann seconded by Cllr Barrell carried unanimously.

PLN5/24 Correspondence

Request from Chairman of the Ongar Neighbourhood Plan Community Group to speak regarding EPF/2787/23 (minute PLN6/24)

Request from Chairman of the residents' group RAGFON4 to speak regarding EPF/2787/23 (minute PLN6/24)

PLN6/24 To consider planning applications:-

[EPF/2667/23](#) – 20 The Gables, Ongar

Conversion of existing garage into habitable living space.

Propose H. Walton seconded Eydmann unanimous.

No objection.

[EPF/2787/23](#) – Land North of Chelmsford Road, Ongar

The development of 119 dwellings with associated parking, landscaping, open space, drainage and infrastructure and the formation of pedestrian and vehicular access onto High Ongar Road (ONG.R4 - Allocated Site In Ongar).

Proposed Cllr Walton seconded Cllr Barrell carried unanimously, object to this planning application and support the objections of the Ongar Neighbourhood Plan Committee Group, Residents Action Group for Ongar North Development and residents. The detailed objections are attached to the minutes.

[EPF/2765/23](#) – Field adjoining Bowes House, High Street, Ongar
TPO/EPF/26/99 (Ref: T1) & TPO/EPF/16/08 (Ref: T1) T2: Horse Chestnut and T3: Norway Maple - Fell and replace, as specified.
No objection subject to EFDC'S arboriculturist's recommendation.

[EPF/2777/23](#) – 151-152 High Street, Ongar
Rebuild the damaged brick boundary and wall and rebuild gate and fence panel.
No objection.

PLN7/24 FOR INFORMATION

EPF/2790/23 – 26 Acres Avenue, Ongar
Certificate of lawful development for a single storey rear extension and front porch (existing shed removed).
Noted.

PLN8/24 To note planning decisions

EPF/2180/23 – 12 Kettlebury Way, Ongar
Certificate of Lawful Development for proposed single storey rear extension.
Not lawful.

EPF/2213/23 – Essex House, High Street, Ongar
Prior approval for change of use from Class E business use to 6no dwellings Class C3.
Refuse.

EPF/2402/23 - 51 Cloverley Road, Ongar
Removal of existing external single storey rear store and other demolition work to enable the proposed extension. Proposed two storey side and rear extension with part single storey extension under a new hipped end pitched roof.
Approve with conditions – Original projecting first floor side window under previous application 1225/23 has been removed. The proposed ridge height is shown on a comparison drawing as being no greater than 400mm higher than the existing ridge height. (This application is a resubmission further to planning refusal ref EPF/1225/23

EPF/1969/23 – Marsden Ash House, Stanford Rivers Road, Ongar
Grade II listed building application for repointing and repairs to existing garden wall, forming new gate openings, perimeter path at base of garden walls.
Refuse.

EPF/2439/23 – 38 Great Stony Park, High Street, Ongar
Single storey rear extension, loft conversion, change of side roof profile from hip to hip gable.
Refuse.

EPF/1638/23 – 46 Great Stony Park, High Street, Ongar
4 metre single storey rear extension.
Refuse.

EPF/2567/23 – Land North of Greensted Road, Ongar
Agricultural storage building for machinery and hay store.
Not required.

EPF/0644/23 – Garage 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 at rear.
Withdrawn.

EPF/2311/23 – 20 The Gables, Ongar
Conversion of existing garage into habitable living space.
Withdrawn.

EPF/2212/23 – 1 Kings Terrace, Fyfield Road, Ongar
TPO/EPF/08/04 (Ref: T1) T1: Ash - Selective prune of low limb back from boundary, as
specified.
Approve with conditions - Consent under Tree Preservation Order.

EPF/2324/23 – 9 Moreton Road, Ongar
Certificate of Lawful Development for proposed loft conversion with gable and rear
dormer.
Lawful.

EPF/2216/23 – 67 Moreton Road, Ongar
Full planning application for demolition of a single dwelling and outbuildings and
erection of a replacement dwelling.
Refuse.

All decisions noted.

PLN9/24 To note enforcement appeals

None received.

PLN10/24 Update from ONPCG on relevant planning matters

Subcommittee on Essex Highways and EFDC and Neighbourhood Watch rep.
Other developments coming up this year.

PLN11/24 Matters for information

PLN12/24 Items for next agenda

Reminder to request that a councillor attend the EFDC planning meeting regarding
application EPF/1375/23 when date is known. (this application is still under
consultation with EFDC).

Add agenda item to discuss variances between decisions of EFDC and OTC.

Meeting closed at 7.55pm