

Ongar

Town Council

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MINUTES

Minutes of a meeting of the Planning & Environment committee.
Held on 21st March 2024 at 7.00pm at the Council Offices, Bansons Way CM5 9AS.

PLN26/24 Those present and apologies for absence

Chair: Cllr Vaz

Councillors: Gunn, Eydmann, Barrell, Walton, Roberts

Also present: Planning Clerk, Press officer

Apologies for absence received from Cllr Acornley, Mendoza, Feetham, Cole, O'Neill

PLN27/24 Declaration of Disclosable Pecuniary Interests

None received.

PLN28/24 Public participation

No members of the public present.

PLN29/24 To agree the minutes of Planning Committee meeting minutes of 15th February 2024

Proposed Cllr Roberts, seconded Cllr Gunn carried unanimously.

PLN30/24 Correspondence

- Road traffic Regulation – 18th April for 5 days – Toot Hill Road – due to chamber repair work.

PLN31/24 To consider planning applications: -

[EPF/0162/24](#) - Skyview, Land Between Gables and Hillside House on Drapers Corner, Greensted, Ongar

A new sustainable and accessible chalet bungalow, with landscape and ecological site enhancements featuring a 93% improvement in carbon emissions over current Building Regulations.

Objection on the basis that there are errors in the application as it is described as a chalet bungalow whereas it is a much larger 4-bed house. The council would like to receive accurate plans as the current description is not what is shown on the application.

Propose Cllr Eydmann seconded Cllr Barrell carried unanimously.

[EPF/0151/24](#) – 3C Lavender Cottage, Cripsey Avenue, Ongar
Outline permission for construction of a new dwelling house with vehicular access.
Objection due to the high density of this proposed application together with lack of detail. The proposed dwelling sits too close to the existing property and the council would query safety issues surrounding the access to Moreton Road.
Propose Cllr Roberts seconded Cllr Barrell carried unanimously.

[EPF/0347/24](#) - The Old Rectory, Greensted Road, Ongar
Installation of Solar Panels on an outbuilding (indoor swimming pool) within the curtilage of a Grade II listed building.
No objection

[EPF/0370/24](#) - Brook Lodge, High Street, Ongar
Conversion of existing garden summerhouse into one-person studio unit as additional accommodation in connection with the existing assisted living accommodation on the site. The proposal also includes the provision of a new access ramp to provide level access between the proposed studio, Brook Lodge and High Street.
Objection: Not suitable for an independent living accommodation unit as it was never designed for that function and also there are real concerns regarding privacy surrounding the summerhouse for any future occupant.
Proposed Cllr Barrell seconded Cllr Eydmann carried unanimously.

FOR INFORMATION

EPF/0354/24 - 26, Acres Avenue, Ongar
Certificate of lawful development for a single storey rear extension existing shed removed and front porch.
Noted.

PLN32/24 **To discuss the variances between planning application decisions of EFDC and OTC**
Noted.

PLN33/24 **To note planning decisions**

EPF/2739/23 – 12 Kettlebury Way, Ongar, CM5 9EU
Demolish existing conservatory and erect single storey rear extension on same footprint.
Approve with conditions. 1. The development hereby permitted shall begin not later than three years from the date of this decision. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended). 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 02/12/23/A Revision A and 01/12/23/A Revision B. Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans. 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building. Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

EPF/2657/23 - 11, Woodland Way, Ongar, CM5 9EP
Proposed front extension and new front door.

Approve with conditions. The development hereby permitted shall begin not later than three years from the date of this decision. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended). 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 404-02; 404-03; 404-04 and 404-05. Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans. 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building [or those specified on the approved plans, or those specified in the submitted application form]. Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

EPF/1559/23 - Robin Cottage, Greensted Road, Ongar, CM5 9LB
Ground floor side extension, garage conversion to habitable area including alterations to window and door openings. Replacement dual pitched roof over garage.
Approve with conditions.

EPF/2777/23 - 151-153, High Street, Ongar, CM5 9JD
Rebuild the damaged brick boundary wall and rebuild gate and fence panel.
Approve with conditions.

EPF/0088/24 – 163 The Broadway, High Street, Ongar
Certificate of Lawful Development for confirmation of permitted use as E(b) following 2020 amendment to use classes order.
Lawful.

Noted.

PLN34/24 To note enforcement appeals

- [EPF/1180/23](#) - Appeal at Rectory Barn, Church Lane, Off Fyfield Road, Ongar
The appeal specifically concerns condition 1 of the July 2023 permission which requires the development to be completed within six months from the date of the decision.
- [EPF/1211/22](#) - Colemans Farm, Toot Hill Road, Stanford Rivers, Ongar
The change of use of the land for tourist accommodation and the retention of 1 Tree house.
- [EPF/2472/21](#) – Colemans Farm, Toot Hill Road, Stanford Rivers, Ongar
Retrospective permission for the change of use of the land for tourist accommodation and the retention of 3 holidays huts.

Noted.

PLN35/24 Update from ONPCG on relevant planning matters

PLN36/24 Matters for information

None received.

PLN37/24 Items for next agenda

7.51pm