

Ongar

Town Council

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Minutes of a meeting of the Planning and Environment Committee meeting held on 18th April 2024 at 7pm Held at the Council Offices, Bansons Way CM5 9AS

PLN38/24 Those present and apologies for absence

Chair: Cllr Gunn

Councillors: Cllrs Barrell, Cllr Eydmann, Mendoza, O'Neill, Roberts, Walton, Vaz, Feetham

Also present: Susan De Luca, Locum Clerk, two members of the public, one member of the press.

Resolved: To record and accept apologies for absence from Cllrs Cole and Acornley.

PLN39/24 Declarations of Disclosable Pecuniary Interests

None.

PLN40/24 Public participation

There were two members of the public present. Mrs Mary Dadd addressed the Committee providing a brief update on the ONPCG, and advising members that the planning application for Ongar Garden Centre had gone to appeal, the deadline for responses to the planning inspectorate being 22nd April. Mrs Dadd advised there were numerous responses that could be viewed, and that if the appeal was allowed it could mean a lot more traffic for Ongar, including an increase in HGVs through the High Street. This was an issue the ONPCG were very concerned about. There was some discussion as to if Ongar Town Council originally responded, and Cllr Gunn advised that this matter was previously discussed at a Town Council meeting, not a planning committee meeting. There was discussion about how the Town Council should respond, and it was noted that unless further evidence had come to light, the Town Council could just reiterate its original objection. For additional and altered responses, a motion would need to be considered at a relevant meeting before responding. Mrs Dadd advised she was happy to provide members with a copy of ONPCG's response. Councillors noted that Councillors could individually respond as they so wished.

PLN41/24 Minutes

Resolved: The minutes of the Planning and Environment Committee meeting of 21st March 2024 were agreed.

Proposed Cllr Vaz, Seconded Cllr Gunn.

PLN42/24 Correspondence

None.

PLN64/24 To consider planning applications

EPF/0516/24 – 117 Woodland Way, Ongar

Conversion of an existing integral garage into a habitable space, and the installation of an external 'pitched roof' over the garage entrance/porch enclosure.

No Objection

[EPF/0537/24](#) & [EPF/0534/24](#) – Unit 4 Basons Yard, Adj to High Street Ongar

Demolition of existing garage and proposed three number terraced town houses.

No Objection however concerns were raised over the loss of parking to the development.

The Council would like to seek clarification over the height of the proposed development which is shown as two-storey in images submitted with the application, but 'three-storey' is detailed in the accompanying report. Councillors wish to see the approved development to be two-storey only.

Proposed: Cllr Mendoza, Seconded Cllr Roberts. 1 Abstention - Passed by a Majority

[EPF/0551/24](#) - 6, Landview Gardens, Ongar

Proposed side and rear extension.

No Objection

[EPF/0597/24](#) – 1 Marden Ash Mews, Stanford Rivers Road, Ongar

Application for variation of condition 2 on planning permission EPF/1198/22 (Removal of existing dilapidated unsafe store building. Proposed single storey rear extension with pitched roof to provide additional kitchen space and additional living space with WC.

No Objection

[EPF/0612/24](#) & [EPF/0614/24](#) - 1 Marden House, Stanford Rivers Road, Ongar

Erection of new domestic garage ,and listed building application for the same.

Both Applications Taken Together

OBJECTION - The middle section of the proposed plans for the garage is out of keeping with the property, concern at the height and the design. If permission is granted the garage should be for domestic use only, ancillary to the property, and not to be used for any commercial purposes or as an additional dwelling.

Proposed: Cllr Walton, Seconded Cllr Roberts. Majority Decision.

PLN44/24 To discuss the variances between planning application decisions of EFDC and OTC

Brief discussion regarding EPF/0156/24, and EPF/0135/24.

PLN45/24 To note planning decisions

EPF/0174/24 – Essex House, 118 High Street, Ongar Prior approval change of use from commercial class E to 6 dwellings. **Refuse:** The proposal would result in inadequate natural light to all habitable rooms contrary to the conditions as set out in Class MA of Part 1 of schedule 2 of the GPDO (2015, as amended) and is supported by Local Plan policies DM9 and DM10 and the NPPF 2021. 2 The proposal fails to meet the nationally described space standards contrary Class MA of Part 1 of schedule 2 and Article 3 of the GPDO (2015, as amended) and is supported by Local Plan Policy DM10 A and the NPPF 2021.

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.

Approve with conditions: A replacement Lime and Oak tree of a size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place. Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF. 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works. Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to ensure that the Local Planning Authority is made aware in advance of the intention to carry out works in accordance with this permission, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF. 3 All

work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard). Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to minimise the loss of the amenity value of the tree(s), and to preserve its / their health, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011- 2033 (2023) and the NPPF 3

EPF/2693/23 – 19 Onslow Gardens, Ongar - Single storey rear extension, raise existing garage flat roof at the side and change roof to sloping on front elevation. **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: 15723/01; 15723/02; 15723/03; 15723/04; 15723/06; 15723/SP and Location Plan. 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 specified on the approved plans. 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. 4 Access to the flat roof(s) over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio, or similar amenity area. Reason: To safeguard the privacy of adjacent properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

EPF/0570/24 – Central Green, Great Stony Park, High Street, Ongar Great Stony School Conservation Area – 4xRed Oaks – crown lift to provide clearance for vehicles on access drive. Balance lower crown to match all round. **No objections.**

EPF/0135/24 – 33 Great Stony Park, High Street, Ongar - Erection of an ancillary garden room. **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: • 01 – proposed plan and elevations • 02 – existing and proposed site plan • Location Plan • Arboricultural Site Plan (Existing) P1816-ASP01 Received by the Local Planning Authority on 23.01.2024 Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

EPF/0307/24 – 38 Great Stony Park, High Street, Ongar - Single storey extension and construction of new canopy. **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: 02 Rev C. 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 in colour, style, bonding & texture those of the existing building. Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policies DM7 & DM9 of the Epping Forest District Local Plan 2011- 2033 (2023) and the NPPF.

EPF/0155/24 – Fyfield Business and Research Park, Fyfield Road, Ongar Confirmation of discharge of conditions on planning approval EPF/2457/16 (Application for approval of reserved matters (Appearance) following outline approval EPF/3006/14).
Approve.

EPF/0156/24 – Fyfield Business and Research Park, Fyfield Road, Ongar Confirmation of discharge of conditions on EPF/3006/14 (Outline planning permission for mixed use redevelopment comprising the retention of part of existing business park and community facilities, provision of new car parking to serve

retained uses. **Refused.** Conditions 8, 9, and 10 of EPF/3006/14 which relate to the provision of evidence that land contamination has been remediated have not been discharged.

EPF/0315/24 – Land at The Gables, Ongar Erection of proposed 15m high telecommunications monopole, 3no. ground-based equipment cabinets and ancillary developments thereto. **Approve with conditions:** The development hereby permitted must be completed within a period of five years beginning with the date of this notice. Reason: To comply with the requirements of Part 16, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1697881_NA_95344_NA_M001 Rev A Proposed Block Plan and Elevation. 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 specified in the submitted application form and approved plans. 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

PLN46/24 To note enforcement appeals

None.

PLN47/24 To discuss adverse effect of Infrastructure Delivery Programme (IDP)

Cllr Mendoza stated that the Council was always told that infrastructure comes after the development, however for example Ongar has a doctor's surgery for which you cannot get an appointment, and there are still issues such as flooding and water pressure that never really seem to be properly addressed. He further stated that Ongar Town Council should stick up for its residents and make the relevant organisations know they are responsible for providing infrastructure and should be held liable for such matters. Cllr Eydmann referenced that the EFDC Infrastructure Delivery Plan (IDP) for Ongar has a whole range of commitments and targets, some of which should have already been delivered, and others go up to 2031. Cllr Eydmann stated he felt there was a role the Town Council could play to see what the accountability arrangements were with EFDC with delivery of the IDP, and to find out how and where progress gets reported and to see if the Town Council can get access to it and possibly exert some influence. The Locum Clerk suggested that the Town Council should hold their District Councillors to account in this regard.

Cllr Barrell mentioned the need for a new burial ground, and Cllr Mendoza advised this was on the previous locum Clerks to do list. There was discussion about how S106 works, and if the Parish Council gets involved, and it was stated that the Town Council could liaise with developers and express their wants and needs in order to make a planning application acceptable, and that this could be requested to be included in a S106 agreement. Cllr Mendoza asked if the Town Council could demand to be part of a S106 agreement, to which it was stated that the best route to being part of a S106 agreement was liaison with the developer themselves, which the NPPF actively encouraged. It was also noted that the annexes on the Neighbourhood Plan clearly set out the communities' priorities, and the ONPCG have been trying to work with developers, and holding both EFDC and ECC to account regarding infrastructure. After further discussion, it was agreed to place the IDP, S106 and liaison with developers on the next agenda.

PLN48/24 Update from ONPCG on relevant planning matters

Various updates were received throughout the meeting.

PLN49/24 Matters for information

None.

PLN50/24 Items for next agenda

IDP/ S106 and liaison with developers

Meeting closed 7.58pm.