

Ongar

Town Council

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Minutes of a meeting of the Planning and Environment Committee meeting held on 16th May 2024 at 7pm Held at the Council Offices, Bansons Way

PLN51/24 Appointment of Chair

Defer to following annual meeting of the Full Council

PLN52/24 Appointment of Vice Chair

Defer to following annual meeting of the Full Council

PLN53/24 Those present and apologies for absence

Chair: Cllr Gunn

Councillors: Cllrs Barrell, Cllr Eydmann, Mendoza, Roberts, Vaz, Feetham

Also present: Planning Clerk, 2 representatives from Evolution Planning, Mrs Dadd ONPCG/District councillor and two residents

Resolved: To record and accept apologies for absence from Cllrs Cole, Acornley, Walton and O'Neill.

PLN54/24 Declaration of Disclosable Pecuniary Interests

None declared.

PLN55/24 Public participation

A resident and Mrs Dadd (ONPCG) voiced their concerns regarding item PLN57/24.

PLN56/24 To agree the minutes of Planning Committee meeting minutes of 18th April 2024

Proposed Cllr Eydmann seconded Cllr Gunn carried unanimously.

Correspondence

- Public consultation –29th April to 13th May - Land east of Stanford Rivers Road online consultation process which can be accessed using the web address below: <https://www.stonebondproperties.com/stanford-rivers-road-ongar/>
 - NEPP Traffic regulation order: Cloverley Road
 - NEPP Traffic regulation order: Manor Square
- All noted.

PLN57/24 Presentation from planner of the proposed development on the Stag PH car park site

Two representatives from Evolution Planning presented amended plans for the proposed development on the Stag PH car park site.

PLN58/24 To consider planning applications: -

[EPF/0627/24](#) – 50 Onslow Gardens, Ongar

Erection of single-storey ground floor rear extension, front porch extension, covered colonnade to side passage and dormer loft extension to the rear.

Objection: The council supports the EFDC Officers report regarding concerns about the effect that the roof extension will have on the character and appearance of the host dwelling. Currently, the site includes a pitched roof made of concrete tiles. The proposed roof extension would comprise a contemporary design and be built almost across the full width of the roof. It would incorporate a flat roof comprised of zinc cladding and include two full length doors with Juliet balconies and vertical timber cladding. The works would also include zinc and render to the rear elevation with new fenestration, including full length glazing on the first floor with Juliette balcony. Proposed Cllr Eydmann seconded Cllr Gunn carried unanimously.

[EPF/0721/24](#) – The Old Rectory, Greenstead Road Ongar

Fitting solar panels to the existing slate roof pool house.

Objection: Insufficient information provided for this application to be considered to ensure that it is compliant in a listed building setting.

Proposed Cllr Gunn seconded Cllr Barrell carried unanimously.

[EPF/0753/24](#) - The Broadway, 163 High Street, Ongar

Grade II listed building consent for installing extraction unit as approved under EPF/0088/24.

No objection.

[EPF/0876/24](#) – The Cock Tavern, 218 High Street, Ongar

Grade II Listed building consent to convert first floor function room back to living accommodation.

No objection.

FOR INFORMATION

None.

PLN59/24 To note planning decisions

None received.

PLN60/24 To note enforcement appeals

None received.

PLN61/24 IDP/ S106 and liaison with developers

As per PLN62/24

PLN62/24 Update from ONPCG on relevant planning matters

Mrs Dadd reported as follows:

1. ONPCG normally only scrutinises 'major developments (10 or more dwellings), allocated sites and where the local economy, conservation areas & Listed buildings or housing mix is threatened e.g. loss of work premises at Essex House.

2. The majority of the 7 remaining allocated sites are beginning to come forward and ONPCG will attempt to liaise with respective developers before final formal applications are submitted to ensure that ONP policies are complied with, and appropriate infrastructure is being agreed.
3. ONPCG will try to comment/attend any public consultation brought forward by developers before a formal planning application is submitted to EFDC
4. Once a formal application has been received by EFDC, ONPCG may then make a comment within the statutory 21-day consultation period and will liaise with OTC accordingly.
5. ONPCG will also continue to advise residents groups on ONP policy compliance to aid their objections to major developments or other applications as per item no.1 above.
6. ONPCG subcommittee continues to lobby ECC for better road infrastructure to accompany new developments, including relating to the content of s278 agreements, and generally for safer roads in Ongar. It is launching a petition to Essex Highways and hopes that OTC as a body will support it. Wording is being finalised and will be sent to OTC once it is in place.
7. ONPCG has also lobbied EFDC to review and update the IDP for Ongar as a matter of urgency, including through liaison with Essex Highways and other statutory bodies and Utilities
8. ONPCG will also continue to pressurise EFDC and LLFA to put in place robust surface water flood mitigation if land allocated for major developments have any existing issues.
9. ONPCG looks forward to a meeting with OTC to help enable some of the Projects and Actions in ONP get started.
10. ONPCG has not seen last month's Minutes but would welcome responses to the questions asked last month at this committee and/or Full Council.

PLN63/24 Matters for information

None.

PLN64/24 Items for next agenda

None.

Meeting closed 7.52pm