

Ongar

Town Council

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Minutes of a meeting of the Planning and Environment Committee meeting held on 20th June 2024 at 7pm Held at the Council Offices, Bansons Way

PLN66/24 Those present and apologies for absence

Chair: Cllr Walton

Councillors: Cllrs Gunn, Barrell, Eydmann, Mendoza*, Vaz, Feetham*

Also present: Planning Clerk, Mrs Dadd ONPCG/District councillor

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

PLN67/24 Declaration of Disclosable Pecuniary Interests

None received.

PLN68/24 Public participation

No members of the public were present.

PLN69/24 To agree the minutes of Planning Committee meeting minutes of 16th May 2024

Proposed Cllr Eydmann seconded Cllr Gunn carried unanimously.

PLN70/24 Correspondence

The public consultation on the **South Epping Masterplan Area Strategic Masterplan Framework and Design Code**, is open from the **13st June 2024** and runs until **25th July 2024**.

Noted and to be put on OTC website

**Cllr Mendoza joined the meeting.*

PLN71/24 Planning training for councillors

Suggested dates for councillor planning training 15th 22nd 23rd 25th July.

Date to be given to the Locum Clerk to arrange with Mrs Jones via EALC.

PLN72/24 To consider planning applications: -

[EPF/0902/24](#) – The Cock Tavern, High Street, Ongar

Change of use of first floor function room back to living accommodation.

No objection.

[EPF/0929/24](#) -102 High Street, Ongar

Grade II listed building consent for exploratory works and repair/make good for dry rot, external drainage channel and DPM.

No objection.

[EPF/0967/24](#) – Two Brewers PH, Ongar
Part retrospective and alterations to existing structures and materials.
No objection

[EPF/0970/24](#) – Two Brewers PH, Ongar
Grade II listed building application for part retrospective and alterations to existing structures and materials.
No objection

[EPF/0987/24](#) – 151/153 High Street, Ongar
Grade II listed building application for repairs to the existing brick chimney stacks, remedial work to cracks in an internal fireplace, details for replacement windows and doors to rear and side facade and associated works of these existing grade 2 listed buildings which comprise two ground floor shops and residential apartments above.
No objection.

[EPF/1069/24](#) – Greensted Hall, Greensted Church Lane, Ongar
Variation of condition 2'Plan nos' on EPF/1028/21 allowed on appeal (Proposed demolition of existing buildings and erection of single dwelling, formation of vehicular access and landscaping).
No objection

[EPF/0833/24](#) – 180A High Street, Ongar
Grade II listed building application for replacement of 3 x front elevation casement windows.
No objection

[EPF/1009/24](#) – 1 Crossbow Court, Ongar
Single storey rear extension.
No objection to the proposed extension but would support the neighbour's concerns regarding the impact the foundations may have on trees in their garden due to the proximity of the proposed extension. Reassurance from your arboriculturist would be welcome who may recommend some root protection measures following their review of the tree type, maturity and size. Also please amend the site plan which currently indicates two trees where there are in fact three.

FOR INFORMATION

EPF/1168/24 – Land at Greensted Hall, Church Lane, Ongar
Approval of details reserved by a condition.
Noted.

PLN73/24 To note planning decisions

EPF/0278/24 – 46 Great Stony Park, High Street, Ongar
4 metre single storey rear extension. REFUSE

EPF/0952/23 – Basons Yard, High Street, Ongar
Demolish the existing garage to make way for the building of 3 new terraced town houses. The town house design is over 3 storeys and are in keeping with the local conservation area as-built style. WITHDRAWN

EPF/0543/24 – Unit 4 Basons Yard, Adj to High Street, Ongar
Conservation area consent for demolition of existing garage and proposed 3 number terraced town houses. WITHDRAWN

EPF/1111/23 – 265 Central House, High Street, Ongar
Change of use from Class E to a Nail Salon (Sui Generis) to expand from adjacent business premises. APPROVE WITH CONDITIONS

EPF/1116/23 – 265 Central House, High Street, Ongar
Change of use from Class E to a Nail Salon (Sui Generis) to expand from adjacent business premises. APPROVE WITH CONDITIONS

EPF/0655/24 – Land off Toot Hill Road, Greensted, Ongar
Prior approval for a steel framed agricultural storage building (Resubmission of EPF/2769/23) NOT REQUIRED

EPF/0347/24 – The Old Rectory, Greensted Road, Ongar
Installation of Solar Panels on an outbuilding (indoor swimming pool) with the curtilage of a Grade II listed building. WITHDRAWN

EPF/0162/24 – Skyview, Land between Gables & 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 (Revised scheme to EPF/3096/21 & EPF/2128/22. APPROVE WITH CONDITIONS

EPF/2999/20 – Land at Station Approach High Street, Ongar
Deed of Variation application on EPF/1740/05 (Outline application for residential development – Revised application) – Allowed on appeal and subject to S106 dated 5th March 2007. DISPOSED

EPF/0295/24 – 42 Springfield Close, Ongar
Construction of single storey side extension. APPROVE WITH CONDITIONS

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

EPF/0151/24 – 3C Lavender Cottage, Cripsey Avenue, Ongar
Outline permission for construction of a new dwelling house with vehicular access. REFUSE

PLN74/24 To note enforcement appeals

None received.

PLN75/24 IDP/ S106 and liaison with developers

Cllr Walton will arrange to meet with EFDC officer regarding the procedures and formalities etc. of S106 monies, procedures etc. Cllr Eydmann expressed a wish to attend via Zoom or suchlike. Once additional staff in place will investigate further.

***Cllr Feetham joined the meeting**

PLN76/24 Update from ONPCG on relevant planning matters.

No further update on Ongar's allocated sites.

Mrs Dadd reported that the sub-committee on road improvements is still moving forward – several traffic calming proposals sent to Local Highways Panel via Council councillor for Ongar.

PLN77/24 Matters for information

None received.

PLN78/24 Items for next agenda

To consider applying for Tree Preservation Orders (TPOs) to be placed on selected trees in Ongar.

Meeting closed: 7.52pm