

# Ongar

Town Council

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## MINUTES

### THE PLANNING & ENVIRONMENT COMMITTEE

Minutes of a meeting of the Planning and Environment Committee on 13<sup>th</sup> February 2025 held at 8pm  
at the Council Offices, Bansons Way CM5

#### PLN25/25 Those Present and Apologies for Absence

**Chairman:** Cllr Walton

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

**Also Present:** D Murray Town Clerk, A Jones, Press Officer

**Apologies:** Cllrs Reay, Cole

**Proposed:** Cllr Gun

**Seconded:** Cllr Barrell Carried Unanimously

#### PLN26/25 Declaration of Disclosable Pecuniary Interests

Cllr Barrell declared a non pecuniary interest in EPF/0040/25/ Shelley Regeneration, confirming she would not take part in any vote on this agenda item.

#### PLN27/25 Public participation

No members of the public were present.

#### PLN28/25 Reports (maximum 5 minutes)

No District Councillors had submitted reports.

**PLN29/25** The Minutes of Planning Committee meeting minutes held on 29th January 2025 were approved as a true record.

Proposed: Cllr Gunn

Seconded: Cllr Barrell

Carried Unanimously

#### PLN30/25 Correspondence

One item of correspondence has been submitted concerning R2 an online petition Save The Four Wantz Bus Stop & Layby. Following discussion it was agreed to add as an agenda item for the next meeting.

#### PLN31/25 To consider planning applications:

##### EPF/1356/24 - Land known as The Paddocks, Stanford Rivers Road, Ongar

Residential development of 36 dwellings including affordable housing, access from Stanford Rivers Road, associated estate roads, parking, open space and enhanced landscaping.

A Jones completed a short presentation on the update to the planning application following further discussions regarding the changes.

**Motion:** Objection based on the conservation and ecology concerns, we have additional no objection based on clear vehicular access and pedestrian concerns and s106.

Proposer: Cllr Roberts    Seconded: Cllr Barrell    Carried Unanimously

**PLN32/25 EPF/0040/25 Shelley Regeneration** – consideration of playground details

Drawings have now been received by OTC, A Jones informed the council of the play items which are staying and being removed. Councillors discussed the items being moved and removed. Areas of concerns 1. Lack of fencing & dogs running into the area 2. Lack of benches for parents to supervise the children 3. No thought to the increased maintenance but no thought of stewardship or the impact on the decreased play area.

Motion: Objecting on the lack of fencing & dogs running into the area, lack of benches for supervision of the children and increased maintenance and no thought to the stewardship of the area.

Proposed: Cllr Gunn                      Seconded: Cllr Mendoza                      Unanimous with except of Cllr Barrell

**PLN33/25 Shelley Recreation Ground** – consideration of ongoing stewardship in light of redevelopment plans.

The clerk confirmed that there is nothing in the safe regarding the ownership of Shelley Park. Title deed shows EFDC own the land. The clerk is to investigate further regarding the stewardship of the area.

Motion: Instruct the clerk to defer until we have documentation.

Proposed: Cllr Gunn                      Seconded: Cllr Eydmann                      5 in favour 1 against

**PLN34/25 ONGR5 (EPF/1404-24 Land at Greensted Road, Chipping Ongar** Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG R5 – Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal).

Review of updated documents and OTC's position prior to EFDC Planning Meeting on 19<sup>th</sup> February 2025.

A Jones gave a review of the presentation previous objections were pedestrian crossing location and S106 monies.

**Motion:**

the Town Council is happy to withdraw its objection. However, while the new location of the pedestrian crossing is an improvement on the previous proposal, it is still located on a bend, meaning both pedestrians and drivers may have limited sightlines, increasing the risk of accidents. The Town Council believes that the safety of both pedestrians and road users is paramount and urges the committee to consider amending condition 4 to include additional road safety measures such as:

- Painted 30 MPH roundels on the road
- Repeater signs
- Improved signage indicating a nearby school (currently lacking southbound)
- A change in road surface texture and colour as you enter the 30 MPH zone when driving southbound on Greensted Road

Secondly, the lack of provision of a s106 agreement to support new Open Spaces, Green Infrastructure, and Community Facilities within Ongar. The Town Council is pleased to see the list of proposed planning obligations to be secured by way of a s106 agreement, specifically points 5 and 7(a) on page 90 of the

agenda, and is now happy to withdraw its objection. However, the Town Council requests that as these funds are for specific community uses within Ongar, they should be held and managed by Ongar Town Council for relevant agreed projects and facilities for the benefit of the community. Additionally, we urge that the s106 agreement costs should be index-linked back to 2020 prices, when the Infrastructure Delivery Plan was costed.

Proposed: Cllr Gunn

Seconded: Cllr Barrell

Carried Unanimously

**PLN35/25** Identification of possible Grey Belt sites in the Town

Motion: To identify the possible grey belt sites in the Town

Proposer: None

Motion fails

**FOR INFORMATION**

**PLN36/25** To note planning decisions

None

**PLN37/25** To note enforcement appeals

None Received

**PLN38/25** Matters for information

District Cllr Whitbread has responded regarding the R4 letter of grievance, he has suggested a meeting with Cllr Walton, Cllr Eydmann, Cllr Gunn the Town Clerk.

Ongar R sites update

- R1 no update
- R2 Submission soon
- R3 Approved
- R4 Approved
- R5 Being discussed next week
- R6 Being consulted on and likely to come up soon
- R7 Not submitted at this time
- R8 Submitted
- R9 Shelley

**PLN39/25** Items for next agenda

Greenstead Road Conservation Area

Poor consultation by EFDC with residents and OTC

Reviewing governance of planning committee

Four Wantz Bus Stop Petition

Stewardship of Shelley Play Area

Thames Water Local Sewage regarding new developments

Meetings Ends 21:25