



Minutes of a meeting of the Planning and Environment Committee meeting held on 20th March 2025 at 7pm Held at the Council Offices, Bansons Way CM5 9AS

PLN25/25 Those present and apologies for absence

Chair: Cllr Gunn

Councillors: Cllrs Barrell, Cllr Eydmann, Roberts, Walton, Vaz, Webb

Also present: Planning Clerk, 3 members of the public, one member of the press

Apologies: Cllrs Mendoza, Feetham, Raey

Proposed: Cllr Gunn seconded Cllr Barrell carried unanimously.

PLN26/25 Declaration of Disclosable Pecuniary Interests

Members of the Council are subject to paragraphs 6 (DPIs), 7 (Other Pecuniary Interests) and 8 (non-pecuniary interests) of that Code. Members are also subject to paragraphs 9-11 of that Code as regards declaration of interests and participation in the meeting insofar as any item of business involves such an interest.

None received.

PLN27/25 Public participation

To receive any representations from members of the public. The maximum time allowed for this item is 15 minutes. A member of the public shall not speak for more than three minutes.

- John Gardener - Objection regarding petition proposed bus stop and layby PLN40/24.

PLN28/25 Reports (maximum 5 minutes)

1. EFDC Cllr Dadd submitted a written update on EFDC Allocated Residential Sites as follows: -

ONG.R5 Greensted Road was approved at Plans A on 19th February to include a pedestrian crossing away from the bend, no flats, a better housing mix, no overlooking onto existing properties and compliance with Minimum Parking Standards.

ONG.R6 Stanford Rivers Road. The developer has agreed to additional road safety measures (beyond what ECC can insist on) to include Gateway Features 30mph on the road surface and a VAS. Talks are still ongoing relating to dormice and some urban designer queries. It is not on 2nd April Planning Agenda but is expected soon.

ONG.R8 The Stag. The developer has agreed to additional road safety measures which are being finalised. Again, it is expected to go to Committee fairly soon.

ONG.R7 This is a little behind the others but is considering offering a few of the houses as part of a Community Land Trust (i.e. for local people in perpetuity) should they find a Trust or organisation willing.

West Ongar Concept (ONG.R1 and ONG.R2) Bowes Field (ONG.R2) plans are ahead of ONG.R1 and have changed their designs considerably after listening to residents and local organisations. The main concern remains as road safety issues relating to the proposed access onto the High

St. ONPCG and Bowes Field Residents Group prefer one access via A414, but neither developer will agree to this.

2. Shelley shops redevelopment proposals and application EPF/0040/25

I had a meeting last Thursday with senior Officers and senior Councillors to discuss the proposals. The planning application as we know is non-compliant with some policies; had no public engagement; did not consult OTC relating to the play park and would leave the estate worse off for parking spaces. In addition, the ASB, fly tipping, substance abuse and crime in that part of the old Shelley Estate needs addressing. Clearly a planning issue and an environment issue. I am in talks with the EFDC Officer relating to the planning matters but also hope to try to address some of the other issues by raising awareness of the need to report matters, though better communications and a public meeting later this Spring. (see below)

3. Reports to EFDC Community Scrutiny Committee 4th March

- EFDC Community Safety Partnership presented an interesting report of their year's work (p5-65 of the agenda reports pack) which included action on Fly-tipping, actions to combat anti-social driving of off-road vehicles. ([Public Pack](#))[Agenda Document for Communities Scrutiny Committee, 04/03/2025 19:00](#)
- Chief Inspector Terry Fisher (District Commander for Epping Forest and Brentwood) gave an interesting presentation which also highlighted their concerns on rural crime and road safety. The new structure in Essex Police will have Neighbourhood Police working with existing Local Community Police (PC Warren Shepherd) The biggest message was to report crime and antisocial behaviour so they can act on it. That includes anonymously though Crimestoppers. (his presentation is attached)

4. EFDC Local Councils' Liaison Committee Thursday 20th March

Link to the Agenda ([Public Pack](#))[Agenda Document for Local Councils' Liaison Committee, 20/03/2025 19:00](#) Interesting issues raised by Local Councils include: Parish and Town Councils' role within Devolution and Government Reorganisation; feedback possibilities on the 9 month review of recent Planning Committee changes; s106 procedures; EFALC Constitution.

5. Further EFDC Planning Training open to Parish Councillors

EFDC Calendar already has some Training scheduled including:

- **Wednesday 26th March 6.30-8.30pm**
A Guide to Custom and Self Build Housing
- **Monday 31st March 7.00-8.30pm**
Community Infrastructure Levy (CIL)
- **Wednesday 9th April 7.00-9.00pm**
Urban Design and Quality Review Panel (QRP)

PLN29/25 To agree the minutes of Planning Committee meeting minutes of the 13th February 2025.

Proposed: Cllr Gunn seconded Cllr Barrell carried unanimously.

PLN30/25 Correspondence

- [EPF/0366/25](#) 20 Great Lawn, Ongar – for discussion.

PLN31/25 To consider planning applications:

EPF/0287/25 – 2 Love Lane, Ongar

Variation of Condition 2 for EPF/1732/24 (Single storey Rear Extension, Front Porch, 1st Floor extension above double garage).

Proposed Cllr Roberts Cllr Webb to support this application – carried unanimously.

EPF/0239/25 – 29 Kettlebury Way, Ongar

Rear extension and replacement front porch.

Proposed Cllr Eydmann seconded Cllr Roberts to support this application – carried unanimously.

EPF/0281/25 – 7 Pippin Road, Ongar

Single storey rear extension with part garage conversion.

No objection.

EPF/2521/25 – Gibbes Cottage, Fyfield Road, Ongar

Proposed conversion and extension of existing outbuilding into an annex for ancillary use and removal of miscellaneous outbuildings.

Proposed Cllr Roberts seconded Cllr Eydmann to support the position of the conservation officer (development not in keeping with heritage site/listed building status) and that from the landscape team regarding protection of TPO's – carried unanimously.

EPF/0317/25 – 60 High Street, Ongar

Grade II listed building application for internal alterations to kitchen.

Proposed Cllr Roberts seconded Cllr Eydmann to support this application – carried unanimously.

EPF/0382/25 - 28 Landview Gardens, Ongar

Front, Rear and Side extension to ground floor, proposed hip to gable and rear dormer and associated works.

No objection.

FOR INFORMATION

EPF/0303/25 – 16 Great Stony Park, Ongar

Certificate of Lawful Development for a conversion of garage to study with mezzanine level.

Noted.

EPF/0366/25 – 20 Great Lawns, Ongar

Certificate of lawful development for existing outbuilding

OTC supports the resident's objection to the outbuilding which is over 2.4metres.

Object to lawful development on the basis of outstanding action and breach of two policies (clarify with EFDC enforcement officer)

Proposed Cllr Webb seconded Cllr Barrell carried unanimously.

PLN32/25 To note planning decisions

Noted.

PLN33/25 Greensted Road conservation area

This council wishes to

Proposed Cllr Barrell seconded Cllr Gunn carried unanimously.

PLN34/25 Update on EFDC meeting about recent planning issues

Dates still to be set.

PLN35/25 Reviewing governance of planning committee

Defer to future meeting.

PLN36/25 To note enforcement appeals

None Received

PLN37/25 Matters for information

None received.

PLN38/25 Items for next agenda

- Governance arrangements
- Stewardship

PLN39/25 To discuss ONG R6 following correspondence received

Concerns as per the EFDC Conservation and Ecology report. If the Ecology team are satisfied with the proposed conditions regarding the Hazel Dormouse, then so are OTC. Similarly, if the Conservation team amend their opinion based on additional evidence, then OTC will follow suit.

OTC's objection still stands until the EFDC teams are satisfied.

PLN40/25 To discuss an online petition 'Save the Four Wantz Bus Stop and Layby' concerning the R2 development.

Several objections were submitted regarding the layby and bus stop.

Proposed Cllr Webb seconded Cllr Gunn that Cllr Walton email ECC supporting the residents' concerns – carried unanimously.

Meeting closed at 7.58pm