



Minutes of a meeting of the Planning committee on 19th June 2025 at 7pm Held at the Council Offices, Bansons Way CM5 9AS

PLN71/25 Election of Chairman

Cllr Walton was nominated by Cllr Roberts and Seconded by Cllr Barrell

Vote For: 6 Against: 2 Abstained: 2

PLN72/25 Election of Vice Chair

Cllr Reay was nominated by Cllr Feetham and Seconded by Councillor Mendoza

Vote For: 9 Abstained: 1

PLN73/25 Those present and apologise for absence

Chairman: Cllr Walton

Councillors: Vaz, Feetham, Eydmann, Barrell, Roberts, Gunn, O'Neill, Reay, Regan, Mendoza

Also present: Town Clerk, Press officer, Cllr Dadd, 1 member of the public

Apologies: Cllr Webb, Cllr Cole – due to work commitments

Proposed Cllr Reay seconded Cllr Gunn carried unanimously.

PLN74/25 Declaration of Disclosable Pecuniary Interests

Cllr Barrell declared an interest in PLN/84/25 Shelley Recreation Ground

PLN75/25 Public participation

A resident presented to the Councillors, whether it would be interested in setting up a Community Land Trust which he felt would benefit local residents.

PLN76/25 Reports (maximum 5 minutes)

District councillors on planning matters – Cllr Mary Dadd presented a report to Councillors.

PLN77/25 To agree the minutes of Planning Committee meeting of the 15th May 2025

Proposed: Cllr Eydmann seconded Cllr Barrell

For: 9 Abstained: 1

PLN78/25 Correspondence

Correspondence had been received from a resident regarding the Community Land trust. Along with correspondence from residents concerning the helipad which has been built around Castle Street.

PLN79/25 To consider planning applications:

[EPF/0995/25](#) – Hillside House, Drapers Corner, Ongar

Proposed connection of garage to the house & change use to a kitchen, new roof over with dormer, replace timber garage with new & a new chimney stack. Resubmission of previously approved application EPF/1828/22.

No comment.

EPF/1024/25 – New House Farm, The Cottage, Ongar

Proposed annexe for ancillary use.

Councillors resolved to support the application – 5 for, 0 against, 4 no comment

EPF/1030/25 – Fairway, High Street, Ongar

Demolition of existing garage and construction an annexe for ancillary use.

Councillors voted 3 for, 0 against, 7 no comment.

FOR INFORMATION

EPF/0805/25 - Land at Rectory Barn, Church Lane, Off Fyfield Road, Ongar

Certificate of lawful development for Existing residential dwelling.

Noted.

PLN80/25 To note planning decisions

None received.

PLN81/25 Discussion regarding 44 Castle Street retrospective planning

Councillors resolved to instruct the clerk to contact EFDC enforcement officer to ensure that they were aware of the Helipad.

PLN82/25 Ongar Lorry Park/Ongar Bridge Motors Land

The clerk advised that contact had been made with Essex County Council Legal Department and are currently awaiting their response.

PLN83/25 Update on Planning Committee's Governance

Multiple evidence of governance to be reviewed, the terms of reference will be reviewed and brought before the committee in July. The new spreadsheet was being populated at present which will enable ease of reviews and oversight. Which in turn will give the evidence to monitor the Neighbourhood plan which is the Town Council's statutory duty to undertake.

PLN84/25 Update on ongoing discussions with EFDC re Shelley recreation ground, stewardship and other planning issues. Deferred to the end of the meeting

PLN85/25 Update from Clerk from discussions with local sewage concerns in context of proposed new residential development.
The clerk advised that she had contacted Thames Water to confirm the capacity with the local sewage network in view of the housing which is being planned for Ongar. As the response from Thames Water was very loose the Councillors asked the Clerk to go back to Thames Water to see if they could give a current capacity in percentage terms. Cllr Regan expressed concern that sewage was being released into Cripsey Brook. Motion: The clerk is to contact the Environment Agency to inform them that sewage is being released into Cripsey Brook by Thames Water. And also, to contact EFDC's drainage officer. For 8, Against 0, Abstained 2.

PLN86/25 To Receive EFDC Cllr Dadd's concerns re 'blue' refuse bins introduced by EFDC

Cllr Dadd stated that she did not have an issue with the blue bins however she did have concerns regarding them in the conservation area whereby they may have to be in the small front gardens. Along with they may be too big for single person dwellings. Following discussion, the motion was put forward to:

Motion To support Cllr Dadd's screening of blue bins in Ongar's conservation area.

Proposed: Cllr Eydmann **Seconded:** Cllr Reay for 9, abstained 1

Motion: To support Cllr Dadd's smaller blue bins in Ongar conservation area.

Proposed: Cllr Robert **Seconded:** Cllr Barrell Unanimous

PLN84/25 Update on ongoing discussions with EFDC Shelley Recreation Ground, Stewardship and other Planning Issues.

Cllr Walton advised the Councillors that he and Cllr Gunn and the Town Clerk had met with EFDC team to discuss the recreation ground. The discussion centred around the redevelopment of the recreation ground and having discussed the area and concerns and lack of consultation with the Town Council since the plans were brought to Council at the start of the year.

The option offered were for the town council to subject to receiving any S106 monies to update the recreation area or to let EFDC do the works.

Motion: To advise the application to be delivered by EFDC as direct delivery.

Proposed: Cllr Roberts **Seconded:** Cllr Reay for 4, abstained 3

Items for next agenda

- Reviewing governance of planning committee (including ONP monitoring)
- Update on sewerage
- Community Lane Trust

Meeting closed at 8.07pm