



**Minutes of a meeting of the Planning Committee on 17th July 2025 at 7pm
Held at the Council Offices, Bansons Way CM5 9AS**

- PLN89/25** **Those present and apologies for absence:**
Vice Chairman: Cllr Reay
Councillors: Vaz, Feetham, Eydmann, Barrell, Gunn, Mendoza, Regan
Also present: Planning Clerk, Town Clerk, EFDC Cllr Dadd
Apologies: Cllr Walton, Roberts, Cole, O'Neill
Proposed Cllr Eydmann seconded Cllr Gunn carried unanimously.
- PLN90/25** **Declaration of Disclosable Pecuniary Interests**
None declared.
- PLN91/25** **Public participation**
No members of the public were present.
- PLN92/25** **Reports (maximum 5 minutes)**
ONPCG – relevant planning matters and subcommittee
Mary Dadd on behalf of ONPCG reported on the proposed redevelopment of Shelley estate for which a meeting is planned for Wednesday 23rd July @ 7.30pm in the Budworth Hall.
District councillors on planning matters.
EFDC Cllr Mary Dadd reported that the developer (ONGR8 -The Stag carpark development) has amended their application and should be policy compliant when it comes to the council.
- PLN93/25** **To agree the minutes of Planning Committee meeting of the 19th June 2025.**
Proposed: Cllr Mendoza seconded Cllr Barrell carried unanimously.
- PLN94/25** **Correspondence**
 - To support an objection by Tawney Common residents' group who are opposing an application for a solar farm (EPF/1216/25). If the application is approved the route of the construction lorries could lead into Ongar from Stanford Rivers to the A113.Proposed: Cllr Mendoza seconded Cllr Barrell to support an objection by Tawney Common residents' group who are opposing an application for a solar farm (EPF/1216/25) – 6 for, 1 against, 1 abstention.
- PLN95/25** **To consider planning applications: -**

[EPF/1234/25](#) – **9 Springfield Close, Ongar**
Demolition of the existing canopy/porch and the construction of a new enclosed single storey porch, conversion of garage with a first-floor extension above, and single storey rear infill extension.
OTC: No comment

EPF/1111/25 – 1 Perrys Chase, Chase Lodge, Greensted Road, Ongar

Double storey side extension and part-rear. Replacement garden building for home office use.

OTC: No comment

EPF/1253/25 – Livingstone Cottages, Ongar

Listed building consent for repair and replacement of external fabric, windows and doors.

OTC: Supports this application as per the information contained in the Heritage Report. Proposed: Cllr Mendoza seconded Cllr Gunn carried unanimously.

FOR INFORMATION

EPF/1206/25 – Greensted Barn, Greensted Road, Ongar

Certificate of Lawful Development for existing agricultural barn.

EPF/1237/25 – Two Brewers Public House, Greensted Road, Ongar

Application for approval of details reserved by Condition 3 and granted permission on EPF/1861/24 (Grade II listed building application for part retrospective and alterations to existing structures and materials.)

EPF/1279/25 - 90 High Street, Ongar

Approval of Details Reserved by Conditions 2 and 4 of EPF/0611/25 - (Grade II listed building application for two replacement windows to first floor rear elevation to match front and side elevations).

EPF/1236/25 - Ongar Bridge Car Park, Land to the North Side of The Borough, Ongar

Certificate of Lawfulness confirming the existing use of Ongar Bridge Car Park as a public car park (Sui Generis) and vehicle storage (Class B8).

Noted.

PLN96/25 **To note planning decisions**
Noted.

PLN97/25 **Discussion regarding 44 Castle Street retrospective planning**
No update to report.

PLN98/25 **Update on the Planning committee's Terms of Reference**

1. To rename Planning and Environment Committee to be just Planning Committee (also removing streetlights and bus shelters from Roles and Responsibilities)
Proposed: Cllr Eydmann seconded Cllr Gunn – 4 for – 4 against and casting vote - for
2. To add to the Roles and Responsibilities:
 - i) the management, oversight and advocacy of s106 funding and
 - ii) the monitoring of ONP
Proposed: Cllr Eydmann seconded Cllr Gunn – 7 for – 1 abstention
 - iii) the review and proposed changes to the ONP Appendix - Projects and Actions
Proposed: Cllr Gunn seconded Cllr Eydmann – 3 for – 4 against – 1 abstention

iv) the review and proposed changes for EFDC Infrastructure Delivery Plan
Proposed: Cllr Gunn seconded Cllr Eydmann – 7 for – 1 abstention

v) the proposing the setting-up of Working Groups for delegation of activities
Proposed: Cllr Gunn seconded Cllr Eydmann – 7 for – 1 abstention

3. Meetings will occur on the first and third Thursday of the month at 7pm (first Thursday meeting will be cancelled if there are no planning applications to be reviewed)
Deferred pending investigation by the Town Clerk regarding staff availability.
4. District Councillors may give a written report and/or speak for 5 minutes (not 3)
Proposed: Cllr Reay seconded Cllr Eydmann carried unanimously.

PLN99/25 Update on review of planning committees' governance (including ONP monitoring).
The governance spreadsheet will be updated weekly.

PLN100/25 Update on clerk's discussions re Ongar Lorry Park/Ongar Bridge Motors land covenant
No update received.

PLN101/25 Update from clerks from discussions around local sewage concerns in context of proposed new residential developments.
The Town Clerk reported on correspondence from both Thames Water and EFDC.
Investigations are ongoing.

PLN102/25 Community Land Trust
Cllr Reay explained the Community Land Trust principles.
OTC: Supports the Community Land Trust for ONG.R7
Proposed: Cllr Mendoza seconded Cllr Gunn carried unanimously.

PLN103/25 To note enforcement appeals
None received.

PLN104/25 Matters for information
None received.

PLN105/25 Items for next agenda
Frequency of planning meetings going forward.

Meeting closed: 8.06pm