



**Minutes of a meeting of the Planning Committee on 21st August 2025 at 8pm
Held at the Council Offices, Bansons Way CM5 9AS**

PLN106/25 Those present and apologies for absence:

Chairman: Cllr Walton

Councillors: Vaz, Feetham, Eydmann, Gunn, Roberts, Mendoza, Regan, Cole, Reay

Also present: Planning Clerk, EFDC Cllr Dadd, member of the press, 5 members of the public

Apologies: Cllr Webb

Proposed Cllr Eydmann seconded Cllr Gunn carried unanimously

PLN107/25 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.

PLN108/25 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.

Jim Padfield addressed the meeting regarding EPF/1480/25 Bottles Lodge indicating that this was an application in principle just to test whether the land was grey or green belt and whether it would be possible to build a single dwelling.

Two residents neighbouring EPF/1480/25 Bottles Lodge raised concerns regarding this proposed application.

PLN109/25 Reports (maximum 5 minutes)

ONPCG – relevant planning matters and subcommittee

OTC has been involved in the same or very similar meetings with developers and Highways as ONPCG has. ONPCG always suggests to developers that they should engage with OTC and residents' groups throughout. ONPCG is still monitoring the Allocated sites that have been given planning permission:

ONG.R3 • ONG.R4 • ONG.R5 Gound works have started No further information but RAGON4 (Chris Reay) may have There was a delay in getting s106 agreed. Developers have insisted that the community benefits off site are for Ongar ward not EFDC generally

ONG.R6 • ONG.R8 No further information EFDC does not yet know whether the developer will go to appeal or resubmit a revised scheme

Other allocated sites: • ONG.R2 developers were expecting to submit formal planning application this month. ONPCG and the resident's group would still like to see some changes especially relating to the loss of the Bus Stop lay by. ONPCG, residents Group, Cllr Dadd and OTC have all had conversations with the developers and Highways on this matter

ONG.R1 it is understood that this is not advanced enough to go to formal planning yet. ONPCG has had conversations with both developers about changing to one access for both sites—and on A414. Although it is understood that Highways would be happy with this, and it would have a number of advantages. But, because of the time lag between the 2 sites, ONPCG (and Cllr Dadd) was led to understand there is unlikely to have an agreement between 2 developers for this to happen

ONG.R7 we understand that landowners are not quite ready to submit an application and want to pursue the proposal for an Ongar CLT to be given 2 affordable properties The CLT proposal is, as I understand it, the only way that Ongar residents will be given priority for the affordable homes.

ONPCG has talked to ONG.R1 about whether their affordable homes could be given to an Ongar CLT, but not sure whether that has progressed. Shelley 'redevelopment' of the shops in St Peters Avenue

NPCG's public meeting on the Shelley application was well attended. There have been some follow up meetings with residents. Having also seen that the plans submitted have not changed when presented to QRP, ONPCG is putting in a strong objection based on : Loss of amenity space for Shelley Close residents o Loss of parking spaces for Shelley Close and St Peters Ave generally

Wrong housing mix (i.e. it isn't based on EFDC Affordable Housing Register 2025) Monitoring housing mix in new approvals.

ONPCG would appreciate OTC monitoring the housing mix in new approvals, so we can robustly defend ONP's strong policy. This was already too few 3+ bed homes in the ONG.R4 approval and in the proposed Shelley redevelopment. In addition, there have been a number of PD conversions to 1 & 2 bed flats in the centre. There are only a few more allocated sites to be approved. Quoting the recent approvals could be useful to try to redress the balance so that our mix stays at 70:20:10% of 3:2:1 bed properties Generally relating to road improvements to accompany new developments in and around Ongar.

ONPCG Subcommittee has continued to press for additional road safety measures from developers and have had (and is still having) useful meetings with senior Highways Officers, SERP and ~~residents~~residents' groups. Unfortunately, it is an uphill struggle to achieve this due to what we consider to be a low bar set by Government as to what Highways authorities can insist developers pay for.

Would OTC consider in the future, to pay for and maintain some extra measures – as other town and parish councils do in other locations? E.g. additional speed cameras, pedestrian crossings etc.

~~The report was noted, and it was proposed by Cllr Eydmann seconded Cllr Reay to consider the suggestion of traffic speed calming measures carried 9 – 1 abstention.~~

District councillors on planning matters

LGR: We are not yet sure how many existing local authorities EFDC will join up with and probably won't know until late September.

As far as Planning is concerned, whatever the new authority is, there should be an advantage in having Highways matters under the planning authority, as well as hopefully being a similar NHS region and social services

Grey Belt Land: Individual applications are coming forward claiming land is Grey Belt. EFDC does not have the manpower to do a complete survey to decide what areas in EFDC are likely to be Grey Belt. Bearing in mind the increased number of homes EFDC will be expected to provide even within the Local Plan period, OTC would do well to look at likely areas and those areas that should be robustly defended to remain as Green Belt Appeals: At present I recall that EFDC has its 5 year land supply but is concerned that the number of Refusals overturned at Appeal is higher than hoped- which could be a concern...

Town Partnerships: The initiative for a town partnership in Ongar could be the opportunity for the new partnership group to take forward some of the ONP Projects and Actions. Some easy win projects may involve planning and environment aspects. Enforcements etc. I have also raised a few enforcements or queries relating to decisions that have not gone to Committee for residents and OTC

Happy to answer any questions relating to EFDC and the Committees I am on.

PLN110/25 **To agree the minutes of Planning Committee meeting of the 17th July 2025.**
Proposed: Cllr Eydmann seconded Cllr Reay, carried 9 – 1 abstention

PLN111/25 **Correspondence**

- Epping Forest Quality Review Panel Report of Chair's Review meeting: St Peters Ongar
The chairman went through the above report and noted that OTCs comments were similar to their comments.
- ONGR8 – Stag Inn, Adj to Brentwood Road, Ongar
(this item to be moved to decisions)

PLN112/25 **To consider planning applications: -**

[EPF/1341/25](#) – 44 Spring Meadow, Castle Street, Ongar

Retrospective application for security floodlighting to the rear of Spring Meadow.

Proposed Cllr Gunn seconded Cllr Eydmann to object to this retrospective application due to light pollution, impact on wildlife and impact to the neighbouring properties - carried unanimously. Ongar Town Council will attend a planning committee meeting should this application go before district councillors and, if the case officer decides to approve this application, we would request that it be 'called in' for discussion at planning committee.

[EPF/1480/25](#) – Bottles Lodge, Stondon Road, Ongar

Permission in principle for one dwelling.

OTC object to this application on the basis that this land is green belt land as evidence by its strong contribution to green belt purpose a) "to check the unrestricted sprawl of large built-up areas". Ongar TOWN Council consider Ongar to be a town comprising multiple historic villages, such as Marden Ash, which have been subsumed into the single large built-up town of Ongar. Green belt

purpose a) is therefore applicable and this parcel of land should be considered green belt (as opposed to grey belt as the applicant argues). Ongar Town Council will attend a planning committee meeting should this application go before district councillors and, if the case officer decides to approve this application, we would request that it be 'called in' for discussion at planning committee.

EPF/1479/25 – Hall Farm, Greensted Road, Ongar

Amended application to EPF/1150/23 for additional ground mounted solar panels.

No comment

FOR INFORMATION

EPF/1237/25 – Two Brewers PH, 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).

PLN113/25

To note planning decisions

ONGR8 – Stag Inn, Adj to Brentwood Road, Ongar

Cllr Walton pointed out that additional evidence was required with regard to road safety concerns. If the council wish to support the EFDC decision of this evidence would be a consultant traffic engineers report to prove it is safe. Cllr Cole enquired how much this report would cost the council.

Cllr Mendoza stated that members of the Marden Ash Residents Group had expressed concerns about OTCs submissions relating to ONG R8

Cllr Walton suggested that the council write inviting the Marden Ash Group to meet with the planning committee to discuss their concerns

PLN114/25

Update on the Planning committee's Terms of Reference

- 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 until September meeting

PLN115/25

Update on review of planning committees' governance (including ONP monitoring)

Deferred until September meeting

PLN116/25

Community Land Trust

No further requests or correspondence

PLN117/25

To note enforcement appeals

None received

PLN118/25

Matters for information

The chairman submitted an update on the various new proposed developments in Ongar.

PLN119/25 Items for next agenda

- Update on the Planning committee's Terms of Reference
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).
- Cllr Reay suggested that the planning agenda be published on a Friday when EFDC's planning applications are released. This would mean the Assistant Clerk would have to work some time on Friday (her non-working day).

Meeting closed 9.30pm