



**Minutes of a meeting of the Planning Committee on 4th September 2025 at 7pm
Held at the Council Offices, Bansons Way CM5 9AS**

PLN120/25 Those present and apologies for absence:

Vice Chairman: Cllr Reay

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

Also present: Planning Clerk, Town Clerk, press officer

Apologies: Cllrs Walton, Cole, Webb, EFDC Cllr Dadd

Proposed Cllr Barrell **Seconded** Cllr Gunn carried **Unanimously**

PLN121/25 Declaration of Disclosable Pecuniary Interests

None declared.

PLN122/25 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.

No members of the public present.

PLN123/25 Reports (maximum 5 minutes)

ONPCG – relevant planning matters and subcommittee

From ONPCG (Cllr Dadd written report)

There is nothing further to report since 21st August

District councillors on planning matters

As EFDC District Cllr on planning matters (Cllr Dadd written report)

a. Padel Court in garden of a Castle St residence

- *I have had clarification from Case Officer relating to the approval for a padel court-with no conditions- despite OTC, ONPCG and at least one neighbour objecting especially to the noise that emanates from such courts:*

- *The new Constitution states that Householder planning applications have delegated authority to the case officer **"Unless the Planning Portfolio Holder, along with the Head of Planning or a Chairman of the Planning Committee, considers it appropriate to be determined by Members"**.*

- *In view of the new Constitution, I suggest that in future such types of planning application have more detail of the objection and in addition a covering letter is sent to the appropriate Cllrs and Officers to consider it being determined by committee if the case officer is minded to approve. (email from case officer is attached)*

- I would also suggest that OTC express their disappointment that widely known disturbances of noise emanating from Padel Courts did not encourage the Case Officer to include conditions to mitigate such noise disturbing neighbours and wildlife or to limit the hours it could be used etc.

- I believe that the only recourse is now to record and report any excessive noise to EFDC. In that event, there could be restricted use and/or mitigating requirements to lower the noise levels

b. Shelley Redevelopment of the shops in St Peters Ave and 3 new houses next to the Orchard

- I have been invited with OTC to a presentation by the developers (EFDC & architects) to see a revised scheme on 17th September. OTC, ONPCG and I are of the same opinion on what needs to be changed to serve the community. This part of Shelley has been neglected for too long and it is important in our view that the revised scaled back scheme adequately addresses the local housing need, does not add further parking stress and designs out crime. The documents on EFDC website have not addressed these issues. The Quality Review Panel acknowledges these EFDC internal issues and also raises a few additional design issues. Furthermore, as Cllr I will be supporting ONPCG and OTC's stance relating to the objection to reduced open space-including for informal play, the uncosted more expensive maintenance costs of the landscaping, and the loss of existing amenity and parking for existing resident

PLN124/25 To agree the minutes of Planning Committee meeting of the 21st August 2025. Proposed Cllr Eydmann Seconded Cllr Roberts carried Unanimously.

PLN125/25 Correspondence
None received.

PLN126/25 To consider planning applications: -

EPF/1519/25 – 66 Cripsey Avenue, Ongar

New two-bedroom self-build dwelling with associated external works. Changes to existing dwelling facade (resubmission of refused application EPF/0592/25). OTC Conditional Objected for planning permission for an enlarged dropped kerb for both properties, inline with ECC Highway Standards.

Proposed Cllr Roberts Seconded Cllr Barrell carried Unanimously.

EPF/1521/25 – 1 Shelley Rectory, Fyfield Road, Ongar

Permission in principle for two bungalows.

OTC already submitted their comments/objections prior to receiving confirmation that an extension was granted for which they extend their thanks.

OTC No change to submitted Objection.

EPF/1638/25 – Greensted Croft, Greensted Road, Ongar

Variation of condition 2 'plan numbers' of EPF/2436/24 (Demolition of existing outhouse building and construction of two conservatory extensions on either side of the building (Renewal of EPF/2835/21)).

OTC No Comment.

EPF/1436/25 – Police Station, High Street, Ongar

Change of use of ground floor of building to Use Class E.

OTC No comment.

**Cllr Regan joined the meeting and apologised for being late.*

EPF/1591/25 – Gibbs Cottage, Fyfield Road, Ongar

New ancillary annexe outbuilding and demolition removal of miscellaneous outbuildings.

OTC No comment.

EPF/1618/25 – 89 Mayflower Way, Ongar

First floor rear extension.

OTC No comment.

EPF/1635/25 – 9 Leo Cottage, Greensted Road, Ongar

Proposed front porch, ground floor rear extension, demolition of side extension, façade alterations, internal alterations, floor plan redesign, and all associated works.

OTC No comment.

EPF/1662/25 – 1 Marks Avenue, Ongar

Demolition of existing garage. Construction of porch extension, single-storey side extension, and loft conversion with front and rear dormers.

OTC No comment.

FOR INFORMATION

None received.

PLN127/25 To note planning decisions
None received.

PLN128/25 Update on the Planning committee's Terms of Reference

- Meetings will occur on the first and third Thursday of the month at 7pm/8pm (first Thursday meeting will be cancelled if there are no planning applications to be reviewed).

Proposed Cllr Roberts **Seconded** Cllr Eydmann carried **Unanimously**.

- 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).

Proposed Cllr Mendoza **Seconded** Cllr O'Neill carried **Unanimously**.

PLN129/25 Update on review of planning committees' governance (including ONP monitoring)

- PLN130/25 Update from meeting with the residents of the Marden Ash Members Group**
A meeting has been scheduled for 15th October 2025. The clerk has agreed to clerk the meeting.
- PLN131/25 Community Land Trust**
No update.
- PLN132/25 To note enforcement appeals**
None received.
- PLN133/25 Matters for information**
- Cllr Regan reported that the bollard lights along the footpath leading to Brentwood Road were not working. The assistant clerk to report to the street lighting contractor.
 - ONGR4 (Chelmsford Road) developers (Persimmon) have applied for various conditions to be discharged on their application which was granted. Councillors are not convinced they have met their obligations on these conditions and are considering whether OTC should formally object and raise concerns with the relevant EFDC departments. The two main areas of concerns are around drainage (flood risk) and tree impact.
 - Cllrs Gunn and Eydmann gave apologies for meetings in September.
- PLN134/25 Items for next agenda**
None received.

Meeting closed 7.44pm