



**Minutes of a meeting of the Planning Committee on 18th September 2025 at 8pm
Held at the Council Offices, Bansons Way CM5 9AS**

PLN136/25 Those present and apologies for absence:

Chairman: Cllr Walton

Councillors: Vaz, Barrell, Roberts, O'Neill, Reay

Also present: Assistance Clerk, 2 representatives from V-Fund

Apologies: Cllrs Gunn, Eydmann, Mendoza, Regan

Cllrs Cole and Feetham did not attend.

Proposed Cllr Barrell **Seconded** Cllr Reay carried **Unanimously**

PLN137/25 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.

Cllr Barrell declared an interest in minute PLN/141/25 – bullet point 3.

PLN138/25 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.

Two representatives from the V-Fund company addressed the committee regarding PLN/145/25.

It was agreed to bring item **PLN/145/25** forward to enable councillors to enter discussions with V-Fund regarding their request to enter into negotiations to change the Covenant on the Old Lorry Park.

The council is asked to RESOLVE to exclude the press and public for this meeting under the Public Bodies (Admission to Meetings) Act 1960 as the following item contains confidential information.

PLN/145/25 Former Ongar Bridge car park discussion of the Covenant.

The council is asked to RESOLVE to permit the press and public to return to the meeting under the Public Bodies (Admission to Meetings) Act 1960.

Proposed: Cllr Reay **seconded** Barrell carried **Unanimously** not to enter into negotiations to change the Covenant on the Old Lorry Park.

The representatives from V-Fund were advised of the decision of committee.

PLN139/25	<p>Reports (maximum 5 minutes)</p> <p>ONPCG – relevant planning matters and subcommittee</p> <p>None received.</p> <p>District councillors on planning matters</p> <p>None received.</p>
PLN140/25	<p>To agree the minutes of Planning Committee meeting of the 4th September 2025</p> <p>Proposed: Cllr Barrell, Seconded: Cllr Reay carried Unanimously</p>
PLN141/25	<p>Correspondence</p> <ul style="list-style-type: none"> • Appeal against refusal of planning permission (application EPF/1111/25) – 1 Perry's Chase, Chase Lodge, Greensted Road, Ongar. <i>Noted.</i> • FREE Community Led Housing Networking event to bring together all CLTs/ CLH groups in the Essex area to network. <i>Clerk book 4 places to attend this event.</i> • Shelley regeneration consultation. <i>Cllr Walton to write to EFDC with concerns around the consultation process for Shelley.</i>
PLN142/25	<p>To consider planning applications (these are copied exactly as they appear on EFDC's weekly list).</p> <p><u>EPF/1782/2025 – Land at Bowes Field, High Street Ongar (FPP)</u> The development of 92 dwellings with associated access, landscaping, parking, open space and infrastructure (ONG.R2 - Allocated Site in Ongar) Meeting to be held on 1st October 2025 to discuss this item.</p> <p><u>EPF/1713/2025 – Valleyfield Cottage, Greensted Road Ongar (HPP)</u> Amendment of existing front and rear dormers. Application of vertical cladding to all existing elevations and the dormer walls. Alteration to a glazed opening in a side elevation. <i>OTC supports this application. Proposed: Cllr Barrell seconded Cllr O'Neill – 5 for 1 abstention.</i></p> <p><u>EPF/1699/25 – 6 Kilnfield, Ongar (HPP)</u> Single storey side extension. <i>No comment.</i></p> <p><u>EPF/1826/25 – 26 Bowes Drive, Ongar (HPP)</u> Single storey side extension, front, part rear extension, front ground floor roof modification and new porch extension. Previous existing garage has been removed. <i>No comment.</i></p> <p><u>FOR INFORMATION</u> EPF/1765/2025 – Land to the North of Chelmsford Road, Ongar Approval of Details Reserved by Conditions 4, 5 Part, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of EPF/2787/23 (The development of 129 dwellings with associated parking, landscaping, open space, drainage and infrastructure and the formation of pedestrian and vehicular access onto High Ongar Road).</p> <p>EPF/1766/2025 – Land to the North of Chelmsford Road, Ongar</p>

Approval of Details Reserved by Condition 17 'lighting design strategy for biodiversity', Condition 18 'schedule of landscape maintenance', Condition 19 'Obscure glazing', Condition 21 'Landscape and Ecological Management Plan' and Condition 27 'contamination' of EPF/2787/23 (The development of 129 dwellings with associated parking, landscaping, open space, drainage and infrastructure and the formation of pedestrian and vehicular access onto High Ongar Road).

Noted that the Chairman responded to the two applications above with delegated authority.

EPF/1701/25 – 3 Rodney Road, Ongar
Prior approval Part 1 Class A.1(ea): Larger home extension
Noted.

EPF/1832/25 – Hillside House, Drapers Corner, Ongar
Approval of Details Reserved by Condition 4 'Construction Method Statement' on planning permission EPF/1278/24 (Prior approval for enlargement of the dwelling by the addition of a new first floor above the current dwelling to provide additional bedroom space).

Noted.

PLN143/25 [To note planning decisions](#)
Noted.

PLN144/25 **To note enforcement appeals**
None received.

PLN145/25 **Former Ongar Bridge car park discussion of the Covenant**
Moved to PLN138/25.

PLN146/25 **Matters for information**
Cllr Walton updated the committee with regard new developments in Ongar.

Items for next agenda

[EPF/1782/2025](#) – Land at Bowes Field, High Street Ongar (FPP)

Meeting closed at 9pm