



**Minutes of a meeting of the Planning Committee on 1st October 2025 7.30pm
Held at the Council Offices, Bansons Way CM5 9AS**

PLN147/25 Those present and apologies for absence:

Chairman: Cllr Walton

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

Also present: Clerk, Assistant Clerk, 16 members of public

Apologies: Cllrs Gunn, Eydmann, Mendoza, Regan

Cllrs Cole, Webb and Feetham did not attend.

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

PLN148/25 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/152/25 – bullet point 2.

PLN149/25 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.

PLN150/25 Reports (maximum 5 minutes)

ONPCG – relevant planning matters and subcommittee – None received.

District councillors on planning matters – None received.

PLN151/25 To agree the minutes of Planning Committee meeting of the 18th September 2025.

Proposed: Cllr Reay **seconded** Cllr Roberts carried **Unanimously**.

Planning application EPF/1782/2025 was brought forward as several members of public had an interest in this item.

Adriana Jones gave an extensive presentation on this application.

One member of the public raised objections re above

One member of the public raised concerns re pollution

One member of the public raised concerns about the proposed position of the new bus stop

One member of the public mentioned concerns about cycle path – footpath is narrow and not sufficient for the extra traffic.

Extensive discussions took place about the application.

Motion passed to object to planning application EPF/1782/2025
Proposed: Cllr Reay **Seconded:** Cllr Barrell carried **Unanimously**.
Objection will be submitted separately.

PLN152/25

Correspondence

- EPF/0561/25 4 Basons Yard, Adj. to High Street – 3 new houses – Cllr Reay representing OTC at EFDC planning committee B meeting. Chairman stated that he would likely use his delegated authority to incorporate concerns about impact on a TPO and impact on neighbour amenities into our objection, given new information received. Chairman invited comments from councillors on this use of delegated authority to help guide his approach.
- Shelley Regeneration – Cllr Walton wrote an objection of poor consultation to case officer EFDC. Unsatisfactory reply received from EFDC. Cllr Walton to reply outlining the need for a public consultation to be held in Ongar/Shelley on this matter.
- Multiple objection emails received regarding planning application EPF/1782/2025, these include objections from:
 - One resident – Bob Butler
 - A resident's group, led by John Gardiner
 - ONPCG
- Petition received objecting to removal of bus layby and proposed new positioning of the bus stop as proposed in application EPF/1782/25 is now closed and sent to EFDC.

To consider planning applications (these are copied exactly as they appear on EFDC's weekly list).

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

The development of 92 dwellings with associated access, landscaping, parking, open space and infrastructure (ONG.R2 - Allocated Site in Ongar)
Please see above discussion and motion.

EPF/1855/2025 – 2 Kilnfield, Ongar

Alterations to ground floor front elevation. Remove existing garage door and replace personnel door and window.
No comment

FOR INFORMATION

3 Rodney Road, Ongar

Single-storey rear extension with a maximum height of 3.8m. The extension will project no more than 6m from the original rear wall with a height to eaves of 2.8m. Materials to match existing.

Noted.

PLN153/25

EFDC Decision List

None received.

PLN154/25

To note enforcement appeals

None received.

PLN155/25

Matters for information

Thanks, expressed to the clerking team and Adriana Jones for putting the presentation together for this meeting.

Proposed: Cllr Barrell **seconded** Cllr Reay carried **Unanimously**.

PLN156/25

Items for next agenda

None received.

9.31pm