



Minutes of the Planning Committee Meeting held on 15th January 2026 at 7.00pm at the Council Offices, Bansons Way, Ongar, CM5 9AS.

PLN1/26

Those present and apologies for absence

Members present: Cllrs Walton (Chairman), Barrell, Eydmann, Feetham, Gunn, Mendoza, Reay, Regan, Roberts.

Also present: Lorraine Ellis (Planning Clerk), Debra Murray (Town Clerk), 1 member of the press, 7 members of the public

Apologies: Cllrs Cole, O'Neill, Vaz. District Cllr Dadd.

Proposed Cllr Reay Seconded Cllr Barrell Carried unanimously.

PLN2/26

Declaration of Disclosable Pecuniary Interests

Cllr Barrell declared a non-pecuniary interest in item PLN12/26.

PLN3/26

Public participation

a) Ref: EPF/1216/25 Land East of Tawney Common - Solar Farm. A Stapleford Tawney resident thanked OTC for their support and to ask for it to continue going forward. He covered the history & background of the application, has taken advice from a lot of different organisations and spoke about access to the site & the implication on the surrounding places. There were some concerns raised over the validity of the letters of support that have been received by EFDC and they are following up.

b) Ref: EPF/2176/24 16 and 18 Castle Street. A resident covered her objections, that it is in a conservation area, incongruous with the street scene and the noise of two heat pumps. She continued that access to neighbouring properties would be affected during development and that there is insufficient parking. Her main objection is that it is over development of the site. She would welcome the support of the council.

It was agreed to discuss item PLN9/26 at this point.

PLN9/26

Correspondence

a) Planning Application EPF/2176/24 16 and 18 Castle Street, Ongar, CM5 9JS.

Application will be considered by Planning Committee B on 21/01/26. Cllr Reay will speak at the meeting as Cllr Walton is unavailable. OTC will be objecting on the basis of insufficient parking, as previously resolved by the Council.

b) Planning Application EPF/1216/25 Land East of Tawney Common, Theydon Mount, CM16 7PU. Proposed Solar Farm.

i) Application will be considered by Planning Committee B on 21/01/26. It was noted that Stapleford Tawney Parish Council will be speaking at the meeting. OTC are not able to speak as well due to EFDC rules (speakers are limited to one Council and one resident).

ii) It was agreed to re-submit OTC's objection to EFDC and bring it to the attention of all Planning Committee B District Cllrs, the Planning Officer and Ongar District Cllrs.

PLN4/26

Reports (maximum 5 minutes)

a) Chairs Report – meetings attended relevant to planning.

i) Meeting with developer to discuss a potential development of up to 250 homes east of Great Stoney Park and south of A414. Some concerns were highlighted.

There is a stakeholder workshop on 28/01/26 at 6:30pm to 8:30pm. Please advise the Town Clerk if you wish to attend, by 23/01/26. **Action All Cllrs.**

- ii) Meeting with the developers of 4 Bansons Yard car park and two proposals (both are available on the shared drive).
- b) ONPCG – relevant planning matters and subcommittee.
No report.
- c) District Councillors – planning matters.
No report.

PLN5/26 **To approve the minutes of Planning Committee meeting of the 18th December 2025**
Proposed Cllr Reay Seconded Cllr Roberts Carried unanimously. The minutes of the Planning Committee meeting held on 18th December 2025 were approved with no amendments and were signed by the Chairman.

PLN6/26 **The following planning applications were considered:**

It was noted that no correspondence has been received from residents on any planning applications.

| Application Number | Location | Type and Proposal |
|---|---|--|
| OTC Comment | | |
| EPF/2456/25 | Smith's Restaurant, Fyfield Road, Ongar, CM5 0AL | Full planning permission Proposed ground floor rear extension to create additional (private) dining facility including male & female toilets. |
| Support the application as OTC support local businesses. | | |
| EPF/2438/25 | Greensted Croft, Greensted Road, Ongar, CM5 9LA | Removal/variation of conditions 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)). |
| No comment. | | |
| EPF/2436/25 | Unit 4 Bansons Yard, Bansons Yard, High Street, Ongar | Prior approval Prior approval for change of use from commercial office space to a set of semi-detached 3 bedroom residential houses. |
| Object for the following reasons | | |
| i) loss of jobs, contrary to policy E1 Employment ii) insufficient parking spaces, contrary to policy ONG-CT3 iii) bedrooms are too small and therefore not compliant iv) the proposed development has extended into the TPO group | | |
| EPF/2461/25 | 265, Central House, High Street, Ongar, CM5 9AA | Full planning permission Conversion of office space on the first, second and third floors into 8 self-contained residential units. |
| Object for the following reasons | | |
| i) loss of jobs, contrary to policy E1 Employment ii) insufficient parking spaces and size, contrary to policy ONG-CT3 iii) over development of residential area | | |
| It was noted that people from this site have to park elsewhere in Ongar | | |
| EPF/2463/25 | 265, Central House, High Street, Ongar, CM5 9AA | Listed building consent Listed building consent for conversion of office space on the first, second and third floors into 8 self-contained residential units. |
| To defer to the conservation officer. | | |
| EPF/2509/25 | Brook Lodge, | Full planning permission |

| | | |
|---|--|--|
| | High Street, Ongar, CM5 9JX | Conversion of summerhouse into additional bedroom accommodation in connection with the existing assisted living facility, including provision of new access ramp, boundary treatment surrounding the building, and small bin storage area. (Revised application to EPF/0370/24). |
| Object as it is an inappropriate building and it is not fit for purpose. | | |
| EPF/2590/25 | 1 Perrys Chase, Chase Lodge, Greensted Road, Ongar, CM5 9LA | Householder planning permission Double storey side extension and part-rear. |
| No comment. | | |
| EPF/1979/25 | 123, High Street, Ongar, CM5 9JA | Full planning permission Change of use from shop to residential unit with internal alterations. |
| Object for the following reasons | | |
| i) loss of jobs, contrary to policy E1 Employment & policy ONG-RR2 | | |
| ii) no parking spaces, contrary to policy ONG-CT3 | | |
| EPF/0042/26 | 3 The Sycamores, Brentwood Road, Ongar, CM5 9GA | TPO/EPF/27/98 T4 Ash - Crown reduce to previous pruning points. |
| Object on the basis that there is no paperwork for this application on the EFDC website. | | |

PLN7/26 Other planning applications are for information only and were noted.

| Application No | Location | Proposal |
|-----------------------|--|---|
| EPF/2609/25 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 14 Biodiversity Enhancement Strategy of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)). |
| EPF/2605/25 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 6 Construction Management Statement of EPF/1404/25 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)). |
| EPF/2603/25 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 13 Levels of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)). |
| EPF/2604/25 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 3 Habitat Management and Monitoring Plan of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)). |

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|--------------------|--|---|
| EPF/2606/25 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 7 Construction Environmental Management Plan of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)). |
| EPF/2602/25 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 5 Arboricultural Method Statement EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)). |
| EPF/2607/25 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 8 Great Crested Newts of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)). |
| EPF/2608/25 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 9 Reptile Mitigation Strategy of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)). |
| EPF/0021/26 | Land at Greensted Road, Chipping Ongar, CM5 9LA | Approval of Details Reserved by Condition 10 (Archaeology) of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar)). |

PLN8/26 Review of the OTC Planning Tracker
 The December planning decisions made by Epping Forest District Council were noted.
 Cllr Walton advised that this is another month of no variance with EFDC.

PLN10/26 Planning Correspondence including Enforcement Appeals
 None received.

PLN11/26 Any other Matters relating to Planning
 Cllr Walton provided a brief summary of the status of the following significant developments in Ongar:
 R1: being considered next week by OTC (22/01/26)
 R2: waiting to come before EFDC Planning Committee
 R3: approved
 R4: approved
 R5: now approved, with S106 agreement, conditions being progressed.
 R6: approved but residents are making a stage 2 complaint
 R7: pending an application
 R8: refused and developers likely to submit an appeal
 Shelley Regeneration: waiting for updates and to come before EFDC Planning Committee
 Fyfield: being considered next week by OTC (22/01/26)
 Development of up to 250 homes east Great Stoney Park and south of A414:

stakeholder workshop on 28/01/26

PLN12/26

Planning Application EPF/0040/25 Shelley Regeneration

It was agreed to extend the meeting by 10 minutes.

Cllr Mendoza had requested that a residents meeting be held in Shelley with regard to EFDC proposed Shelley regeneration. (Site: 20 St Peters Avenue and land adjacent, Ongar, CM5 0BT).

Cllr Walton covered some possible options to address the issue of the lack of a proper consultation with the Shelley residents and possible consequences. Cllr Gunn expressed concern with regard to the time & cost involved with running a consultation meeting, however, he did agree that it was appalling that the residents had not been consulted properly.

Cllr Mendoza proposed organising a meeting in Shelley, seconded by Cllr Regan. This was not carried. It was agreed that Cllr Walton would thank District Cllr Chris Whitbread for his response, agree to disagree and that it should not happen again (i.e. public consultation held in the locality of the proposed development). **Action Cllr Walton.**

PLN13/26

Items for next agenda

- a) Planning Application EPF/2446/25** Land to the West of Ongar, Ongar, CM5 (ONG.R1 - Allocated Site In Ongar)
- b) Planning Application EPF/2427/25** Site 1, Fyfield Business and Research Park, Fyfield Rd, Ongar, CM5 0FQ
- c) Planning Application EPF/2429/25** Site 2, Fyfield Business and Research Park, Fyfield Rd, Ongar, CM5 0FQ

PLN14/26

Date of next meetings

22nd January (to consider above three planning applications) and 5th February.

PLN15/26

To formally close the meeting: Cllr Walton closed the meeting.

Meeting closed 8:09pm.

Signed by the Chairman: **Date:**