



Minutes of the Planning Committee Meeting held on 19th February 2026 at 7.00pm at the Council Offices, Bansons Way, Ongar, CM5 9AS.

PLN24/26 Those present and apologies for absence

Members present: Cllrs Reay (Chairman), Barrell, Eydmann, Feetham (part attendance), Gunn, Hollingum, Mendoza, O'Neill, Parr, Regan, Vaz.

Also present: Lorraine Ellis (Planning Clerk), Debra Murray (Town Clerk), no member of the press, 2 members of the public.

Apologies: Cllrs Cole, Roberts, Walton. District Cllrs Dadd, Keska.

Proposed Cllr Barrell Seconded Cllr O'Neill Carried unanimously.

PLN25/26 Declaration of Interests

None.

PLN26/26 Public participation

a) Ref: PLN27/26. The businessman believes with the Shelley regeneration not happening, something still needs to be done in the area. There are no plans to do anything with the unused unit. He spoke about the lease and to someone at Qualis. He has a business plan, to refurbish the unit for the benefit of the community, for people to meet – it will be part launderette, part café and part for the community to meet.

Cllr Barrell advised that these ideas have been tried before and have not worked. The businessman responded that he has the funding and marketing to do it properly.

Cllr Reay advised that OTC cannot support specific businesses.

PLN27/26 Unused Unit at Shelley Shops (32 St Peters Avenue)

A businessman is proposing an idea for the unused unit that could benefit the community and has asked for OTCs support.

Following discussion, it was agreed to refer the businessman to the OTC Neighbourhood Plan and specific policies. **Action Cllr Reay / the Clerk.**

PLN28/26 Reports (maximum 5 minutes)

a) Chairs Report – meetings, issues and updates relevant to planning.

i) 28/01/26 Bloor Homes Workshop attended by Cllrs Gunn, Mendoza & Reay. 250 properties south A414 and east Great Stoney Park – green belt - looking for opportunities to improve development and support the community.

ii) 02/02/26 OTC/EFDC meeting attended by Cllrs Reay & Walton, Planning Clerk & Cllr Dadd. Discussed how to improve EFDC ONP knowledge.

iii) 04/02/26 ONPCG meeting. For objections on R1 and Fyfield Business Park.

iv) 05/02/26 OTC Planning meeting was cancelled.

v) Email for resident - Shelley Private Allotments has been cleared.

vi) Email from RAGON 4 - drainage exceedance issues, involved EFDC.

vii) Planning folder - updated with Ongar Conservation Area, Ongar Tree Strategy, OTC TPOs, NP updates and Nationally Described Space Standard

viii) Training folder - updated with presentations on Gypsy & Traveller pitch provision and ECC on Highway matters.

ix) Update in *italics* on allocated sites and large developments:

R1: Bowes Field (A414) Outline, *waiting to come before EFDC Planning Committee*

R2: Bowes Field (High St) *waiting to come before EFDC Planning Committee*

R3: Fyfield Rd, construction well under way

- R4:** High Ongar Rd, started without conditions. (*drainage, rubbish & traffic*)
R5: Greensted Rd, *construction started*
R6: Standford Rivers Rd, approved but residents are making a stage 2 complaint
R7: Brentwood Rd, pending an application
R8: Stagg, refused and *an appeal in progress*
Shelley Regeneration: postponed due to devolution, *walk with EFDC on 5-Mar-26*
Fyfield Business Park: Outline, *waiting to come before EFDC Planning Committee*
Bloor Homes: 250 homes east Great Stoney Park & south of A414: *consultation*
- b) ONPCG – relevant planning matters and subcommittee.
 Combined report issued, see item c).
- c) District Councillors – planning matters.
 Cllr Dadd issued her report to all Cllrs before the meeting and it covered Shelley Redevelopment, appeal AP-13602 and the NPPF consultation.
 Please refer to the letter appended to the minutes for full details.

PLN29/26 **To approve the minutes of Planning Committee meeting of the 22nd January 2026**
Proposed Cllr Gunn **Seconded** Cllr Barrell **Carried unanimously.** The minutes of the Planning Committee meeting held on 22nd January 2026 were approved with no amendments and were signed by the Chairman.

PLN30/26 **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
EPF/0073/26	150A, Steeple View Cottage, High Street, Ongar, CM5 9JJ	Householder planning permission Change of roof form to provide amenity space with terraced area.
OTC Comment: Object for the following reasons i) overlooking neighbours and courtyard, contrary to policy ONG-RR1 Part 2a ii) inappropriate development in the conservation area (replacing sloped roof with a flat roof), contrary to policies DM7 and DM8 iii) detail for the front railing is missing		
EPF/0074/26	150A, Steeple View Cottage, High Street, Ongar, CM5 9JJ	Listed building consent (Alt/Ext) Grade II Listed Building Consent for change of roof form to provide amenity space with terraced area.
OTC Comment: Object for the following reasons i) inappropriate development for a Grade II listed building in the conservation area (replacing sloped roof with a flat roof), contrary to policies DM7 and DM8 ii) detail for the front railing is missing iii) overlooking neighbours and courtyard, contrary to policy ONG-RR1 Part 2a		
EPF/0201/26	1 Hallsford Villas, Brentwood Road, Ongar, CM5 9DD	Householder planning permission Dropped kerb for front garden driveway.
OTC Comment: No objection.		
EPF/0239/26	Land at Greensted Hall, Church Lane, Ongar, CM5 9LD	Removal/variation of conditions - Section 73 TCPA Variation of Condition 2 Plan numbers of EPF/1028/21 (Proposed demolition of existing buildings and erection of single dwelling, formation of vehicular access and landscaping).
OTC Comment: No objection.		

EPF/0244/26	Bansons Yard, Unit 4 Bansons Yard, High Street, Ongar, CM5 9AA	Full planning permission Structural alterations of additional windows and doors in conjunction with to be submitted revised change of used application
OTC Comment: Object for the following reasons i) insufficient parking spaces, 5 are needed & in reality there are only 2 spaces as 11.5 m required for 2 cars, contrary to policy ONG-CT3 ii) the bedrooms are too small, as only 1.9m wide and 2.15m is required (NDSS) iii) due to its scale and form, the proposal would appear as a cramped overdevelopment of the site, contrary to policies DM9 and DM10 iv) removal of part of a TPO group, TPO/EPF/64/09, to the rear of the existing property. The proposal is not protecting a replacement TPO Scotch Pine tree. An Arboricultural Report is therefore required, contrary to policy DM5 Part Bi. v) the proposed development will overlook the property at the rear, as it is 1.5m higher than the ground floor flats to the rear and there is no screening, contrary to policy ONG-RR1 Part 2a		
EPF/0279/26	Unit 4 Bansons Yard, Bansons Yard, High Street, Ongar, CM5 9AA	Prior approval Part 3 Class MA: Commercial, Business and Service uses to Dwellinghouses Prior approval for change of use from commercial office space to two semi-detached 3 bedroom houses. See also EPF/0244/26 for external alterations.
OTC Comment: Object for the following reasons i) loss of employment in Ongar and not actively marketed, contrary to policy E1 ii) concern with 500+ new residential properties being planned and built in Ongar, the priority is to retain existing commercial properties iii) see also OTCs objection to EPF/0244/26		
EPF/0208/26	Coopers, 84 Coopers Hill, Ongar, CM5 9EF	Householder planning permission Proposed freestanding treehouse.
OTC Comment: No objection		

PLN31/26 The following planning appeal was considered:

Application No	Location	Proposal
EPF/2165/24	Stag Inn, Adjacent To, Brentwood Road, Ongar, CM5 9DH	Erection of 7 homes, the creation of a new vehicular access off Brentwood Road, a new car park for The Stag public house, and associated landscaping and infrastructure.
Reason for Appeal: Against a Refusal		Appeal Type: Written Representations
Reference: APP/J1535/W/26/3377436		Response no later than: 26/02/26
It was agreed no further action is required, as no change required to comments already submitted.		

PLN32/26 **Review of the OTC Planning Tracker**

The January planning decisions made by Epping Forest District Council were noted.

PLN33/26 **Correspondence**

a) EPF/1356/24 - The Paddocks.

It was noted that a representative of the MAAG has written to EFDC requesting that the
existing complaint is escalated (main concerns around road safety and highways issues).

b) EPF/0040/25 Shelley Regeneration

EFDC advised that the redevelopment will pause for the foreseeable future and be
considered again at a later, more appropriate date.

It was proposed to send the following response to EFDC's announcement:
"Ongar Town Council (OTC) is disappointed that Epping Forest District Council (EFDC) is no longer committed to the rejuvenation of the Shelley area. Whilst OTC had significant concerns about the most recent proposals, as they represented over-development of the area and not regeneration, OTC is still committed to working with EFDC, the planning authority, to invest in our community and enhance this part of Ongar".

Proposed Cllr Gunn **Seconded** Cllr Eydmann **Carried unanimously.**

c) Housing Estate Management and Government Consultation

It was noted that consultation details have been circulated to Cllrs. The Government is asking for views on the growing use of private estate management companies on new housing developments, an issue increasingly affecting rural communities. Deadline to respond is 12/03/26.

d) RCCE Essex CLH Networking Event – 19 May 2026

There is a CLH (Community Led Housing) event being held by RCCE and details have been circulated to Cllrs, with registration details.

e) National Planning Policy Framework (NPPF) Consultation

The Government is proposing reforms and other changes to the planning system. This consultation seeks views on a revised version of the NPPF. The deadline to respond is 10/03/26, if Cllrs would like to respond.

It was noted that Cllr Feetham arrived at the Council meeting at this point.

PLN34/26 **Any other Matters relating to Planning**
None.

PLN35/26 **Items for next agenda**
Cllr Mendoza is concerned that residents are raising issues with the District and County Councils and they are not being resolved and he believes that OTC should be helping residents. In particular, Riparian Rights was cited.

PLN36/26 **Date of next meetings**
5th March and 19th March.

PLN37/26 **To formally close the meeting:** Cllr Reay closed the meeting.

Meeting closed 7:54pm.

Signed by the Chairman: **Date:**.....