



Minutes of the Planning Committee Meeting held on 7th May 2026 at 8.00pm at the Council Offices, Bansons Way, Ongar, CM5 9AS.

PLN71/26 Those present and apologies for absence

Members present: Cllrs Walton (Chairman), Barrell, Gunn, Hollingum, Reay, Regan, Vaz, Wingfield.

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

Apologies: Cllrs Cole, Eydmann, Feetham, Mendoza, O'Neill, Parr, Roberts.

Proposed Cllr Gunn **Seconded** Cllr Barrell **Carried unanimously**

PLN72/26 Declaration of Interests

Cllr Hollingum declared a non-pecuniary interest in item PLN77/26 and planning application EPF/0810/26.

PLN73/26 Public participation

None, as there were no members of the public.

PLN74/26 Reports (maximum 5 minutes)

Reports circulated before the meeting. Brief discussion on report contents and any questions.

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

It was noted that the Chairs Report was circulated before the meeting and is attached. Cllrs Gunn & Reay advised that they had attended a Residents Action Group meeting on 06/05/26 about the proposed new homes on land south of Chelmsford Road in Ongar and provided the committee with a summary of the meeting.

b) ONPCG – relevant planning matters and subcommittee.

It was noted that no report had been received from ONPCG.

c) District Councillors – planning matters.

It was noted that no reports had been received from District Councillors.

PLN75/26 To approve the minutes of Planning Committee meeting of the 16th April 2026

Proposed Cllr Gunn **Seconded** Cllr Reay **Carried unanimously.** The minutes of the Planning Committee meeting held on 16th April 2026 were approved with no amendments and were signed by the Chairman.

PLN76/26 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/0715/26	Unit 4 Basons Yard Basons 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 2 bedroom houses. See also EPF/0244/26.
<p>OTC Comment: Object for the following reasons:</p> <p>i) loss of employment in Ongar and it appears the commercial property has not been actively marketed (no boards at the site and no details found online), contrary to policy E1 (Employment Sites)</p> <p>ii) there is insufficient parking as there should be 5 spaces provided (2 for each dwelling and 1 visitor space), in addition there should be 11m for 2 cars but there is only 9m, contrary to policy ONG-CT3</p> <p>iii) 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</p> <p>Ongar Town Council confirms its intention to attend and speak at the relevant planning meeting to confirm its objection.</p>		
EPF/0693/26	Tesco, 271-277 High Street, Ongar, CM5 9AA	Consent to display an advertisement Advertisement consent for various internally illuminated and non-illuminated signage.
OTC Comment: No objection.		
EPF/0811/26	Hadleigh, Stondon Road, Ongar, CM5 9BU	Householder planning permission Demolition of existing garage and erection of two storey side and rear extension.
OTC Comment: No objection.		

PLN77/26 The following planning applications were noted for information only:

Application No	Location	Proposal
EPF/0800/26	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 16 (EVCP) 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 – A))
EPF/0808/26	Livingstone Cottages, High Street, Ongar, CM5 9EA	Approval of Details Reserved by Condition 3 External Finishes of EPF/1253/25 (Listed building consent for repair and replacement of external fabric, windows and doors).
EPF/0810/26	Land west of Fyfield Road, Ongar, CM5 0AL	Approval of Details Reserved by Condition 25 Secure by Design of EPF/1480/23 (The development of 23 dwellings including upgraded access from Fyfield Road, associated parking, landscaping, drainage, infrastructure, new car park provision for Ongar War Memorial Medical Centre and associated development (ONG.R3 - Allocated Site In Ongar)).

PLN78/26 Review of the OTC Planning Tracker

To April planning decisions made by Epping Forest District Council (EFDC) were briefly discussed and noted. There were three variances between OTC and EFDC.

PLN79/26 Position Statement
Cllr Walton explained the reason for the “Position Statement - Development of new homes in the district of Ongar” and then proceeded to cover each section. The document was agreed with two minor additions for clarification.

It was proposed to accept the revised Position Statement.
Proposed Cllr Reay **Seconded** Cllr Wingfield **Carried unanimously**. It was noted that Cllr Walton voted on this item.

It was agreed to send the Position Statement to David Jackman of Everything Epping Forest, post on OTC’s website and Facebook, and ask that it is included as a separate item in the Ongar News. On the front page of Ongar News would be great, but it was appreciated that it is the editor’s decision. It was asked if it should be included on the noticeboards. This request will be discussed with the Clerk.

PLN80/26 Correspondence
a) New Homes on land south of Chelmsford Road in Ongar
The meeting arranged for Ongar Town Council on 20/04/26 for Bloor Homes representatives to discuss the proposals in more detail and answer any questions Cllrs may have, was cancelled by Bloor Homes. Awaiting a new meeting date.

b) EPF/0244/26 Basons Yard, Unit 4 Basons Yard
Application was approved through delegated authority instead of decision made at a planning committee, when Ongar Town Council objected. The Planning Officer advised that as the OTC objection did not state they would attend the EFDC planning committee meeting, it therefore meant the application could be approved under delegated powers.

PLN81/26 Any other Matters relating to Planning
None received.

PLN82/26 Items for the next Planning Committee agenda
None requested.

PLN83/26 Date of next meeting
21st May 7pm.

PLN84/26 To formally close the meeting. Cllr Walton closed the meeting.

Meeting closed 9:09pm.

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