

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF
ONGAR TOWN COUNCIL HELD ON
THURSDAY 5th May 2016 AT 7.00pm**

PRESENT:

Councillors: J. Reynolds (vice-chairman) J. Devonald C. Feetham B. Freeman
J. Browning D. Birch* P. Bolden

Officers: E. Gough (Admin Assistant)
J. Farr (Deputy Clerk)

Other: Ms J. Pepper (JSP Design Consultants)
Four members of public

Press: Two members of press

193/15 Apologies for absence

Apologies were received from Cllrs Fletcher (work commitment), Bicknell, Wingfield and Gode.

*Cllr Birch apologised for his lateness due to travel disruption.

194/15 Declarations of personal and/or prejudicial interest

None received.

195/15 Public participation session with respect to items on the agenda

Ms J. Pepper spoke regarding item 200/15. She requested a meeting with councillors after having been approached by the new trustees of Zinc Arts who are looking at plans to maximise the use of the new building next to Zinc Arts. Trustees are keen to obtain councillors feedback and have invited 3 or 4 councillors to meet with them informally to discuss plans to achieve these aims.

196/15 To agree the minutes of the meetings on 14th April 2016:

The minutes of the meetings held on the 14th April 2016 will be signed by the Chairman after Cllr Browning's EFDC Local Plan statement is attached to the minutes.

197/15 Clerk's Report

Planning applications for information only:-

i) EPF/0660/16 – Mr D Mauro, 64 Cripsey Avenue, Ongar

Application for Approval of Details Reserved by Conditions 4 'surface water disposal' and condition 9 'discharge of surface water onto highway' on planning application EPF/2211/14 (Proposed new dwelling and formation of additional vehicular crossover and driveway across amenity green).

ii) EPF/0723/16 – Mr M Hitching, Greensted House, Greensted Road, Ongar

Application for Approval of Details Reserved by Condition 2 'materials, 4 'tree protection plan' and 5 'landscaping' on planning application EPF/3180/15 (Front gates and railings).

iii) EPF/0779/16 – Mr T Flynn, 37 Great Stony Park, High Street, Ongar

Application for Approval of Details Reserved by Condition 2 'materials' on planning application EPF/3109/15 (Single storey rear extension).

iv) EPF/0907/16 – Mr G Mullender, Wren Hall, 152a High Street, Ongar

Application for approval of details reserved by condition 3 'proposed new windows', 4 'proposed insulation and internal finishes', 5 external finishes – samples', 6 'external finishes – types and colours' and 7 'size and location of doorway' on planning application EPF/0653/14 (Grade II listed building application for the conversion of Wren Hall from business use to 2 residential units requiring the vertical division of the building internally, with two new staircases. Installation of one concealed door to the front elevation. Replacement of existing rooflights on rear elevation with deeper rooflights).

v) **EPF/0824/16 – Mr A Webb, The Whitehouse Cottage, Brentwood Road, Ongar**
Application for approval of details reserved by Condition 3 'external finishes' 5 'levels' and 9 'surface & foul water drainage on planning application EPF/1449/15 (Demolition of 3 bedroom cottage and garage to be replaced with 4 bedroom dwelling house (revised application to withdrawn EPF/0137/15).

vi) **EPF/0897/16 – Mrs Larwood, Primrose Cottage, Lavender Mews, 105 High Street**
Confirmation of discharge of conditions 2, 4, 5, 7, 8, 9 and 10 on planning application EPF/1153/09 (Partial demolition of existing buildings, conversion and adaption of existing business units to form 3 x 1 bedroom cottages, construction of 2 x 2 bedroom cottages, bin stores, bike stores and provision of parking spaces).

Bus shelters

Further to complaints regarding the wooden bus shelters by Budworth Hall (1) and outside William Hill bookmakers (2) EFDC have confirmed that they have taken over responsibility from ECC for both of the bus shelters.

(1) Has been repaired and painted and EFDC are awaiting a quote for new plastic window frames.

(2) Is due to be cleaned and painted and EFDC are awaiting a quote for new plastic window frames.

No cleaning schedule is in place but normally they are painted annually.

Street lighting – Footpath between Queensway and Fyfield Road

The two solar lights installed by EFDC for the safety of residents using this footpath have been vandalised. Residents have contacted officers with concerns for their well-being. EFDC Housing have been notified and have carried out a site visit.

EFDC have confirmed that the Housing Assets team will not be replacing the lights in question due to lack of funds.

Street naming and numbering: Newly developed properties, Ongar

Notification from EFDC regarding allocated postal addresses for newly developed properties in Bansons Lane. (Details attached).

198/15 To consider current Planning Applications:

RESOLVED NOT TO OBJECT to the following applications:-

i) **EPF/0573/16 – Mr A. Hughes, 87 Longfields, Ongar**
Re-submission of a previously approved application PL/EPF/1352/11 for a single storey front (porch) and rear extension with rear patio area and screen fencing. Conversion of garage to habitable room, creation of hard-standing to the front of the property and detached outbuilding in the rear garden.

- ii) **EPF/0665/16 – Mr A. Ketley, 36 Moreton Road, Ongar**
Two storey front/side extension following demolition of existing side garage. Single storey rear extensions and associated alterations. A new lean to roof over existing front porch.
- iii) **EPF/0864/16 – Mr N. Ransom, 10 Landview Gardens, Ongar**
Rear conservatory. Rear outbuilding for use as additional accommodation.
- iv) **EPF/0662/16 – Mr & Mrs Aston, 90 High Street, Ongar**
Grade II listed building application for repairs to damaged railings and stone steps.
- v) **EPF/0763/16 – Mr D. Pretlove, Land between Gables & Hillside House, Drapers Corner, Greensted**
Erection of a dwelling house with ancillary works.
- vi) **EPF/0876/16 – Ms L. Smith, 42 Onslow Gardens, Ongar**
Single storey front, side and rear extension.

199/15 To note the decisions of EFDC on recent applications:-
None received.

200/15 Zinc Arts

After consideration the committee agreed that Cllrs Feetham, Reynolds and Bolden would be willing to meet the trustees of Zinc Arts for a pre-planning application meeting. The committee Clerk to liaise with Zinc Arts for a convenient date for both parties. If an evening meeting is scheduled then Cllrs Devonald and Birch may be able to attend).

201/15 Dangerous Bridge on the Public Right of Way – Basons Lane

The committee clerk stated that temporary barriers that had been erected by Essex County Council highways had been vandalised and were now in the brook. She is liaising again with the Rights of Way officer for emergency barrier to be fitted again and a permanent barrier to be installed. Cllr Reynolds requested that this item remain an agenda item on forthcoming Planning & Environment committee meetings until the matter is resolved.

Open Forum

The meeting closed at 7.25pm.

Signed: **Chair of the Planning & Environment Committee**

Date: