

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF  
ONGAR TOWN COUNCIL HELD ON  
THURSDAY 9<sup>th</sup> April 2015 AT 7.15PM**

**PRESENT:**

Councillors: Brian Surtees (Chair) P. Gode S. Jackman  
A. Kaye D. Roberts J. Rushton  
A. Wingfield

Officer: J. Cook (Deputy Clerk)

Public: 15 members of the public  
One member of the press.

**232/14 Apologies for absence**

Apologies were received from Cllr D. Gambardella.

**233/14 Declarations of personal and/or prejudicial interest**

Cllrs Surtees and Gode declared personal non-prejudicial interests as members of Epping Forest District Council. Cllr D. Roberts declared an interest in application EPF/0502/15.

**234/14 Public participation session with respect to items on the agenda**

Three members of the public addressed the committee on EPF/2960/14. Concerns included loss of significant trees, sewerage provision and restricted vehicular access to the site.

Councillors agreed to consider planning application EPF/2960/14 as the next item of business.

**235/14 To consider planning application EPF2960/14 – Mrs O Curness, Land to rear of 4-6 Livingstone Cottages, Ongar**

Proposed detached, oak framed low profile 3 bedroom cottage in lieu of 3 x no. 2 bedroom cottages previously refused (EPF/2556/13).

It was reported that 23 letters of objection had been received. The statements currently available were provided by the applicant in support of the application. Further reports from outside agencies on items such as highways and the environment had yet to be received. Councillors felt that this development was not practical or sustainable in this location and the revised application did not mitigate the Council's previous concerns.

**RESOLVED TO OBJECT – unanimous vote received**

*Ongar Town Council strongly objects to this application for the following reasons:-*

- *Limited and highly dangerous access from the High Street where sight lines are often obscured by legal and illegal daytime parking and permitted night-time parking associated with local businesses including the Fish and Chip shop at the site of the former Ongar Bakery premises.*
- *Inappropriate back land development in a conservation area.*
- *The sensitivity needed in respect of Trees and wildlife on the site is not reflected in the application documents.*
- *Loss of amenity for neighbours*
- *Would represent an erosion of the varied environment of the Ongar Conservation Area.*
- *The current application does not adequately reflect amelioration of many of the matters cited in the previous rejection notice.*
- *While it is noted that the height of the proposed building is less than that in the previous application the footprint is still excessive for a sensitive site in a conservation setting.*

- *This council would ask that in the event of any permission being granted careful consideration be given to imposing effective conditions to address wildlife, tree, conservation and archaeological concerns together with an effective access plan for construction traffic.*

**236/14 To agree the minutes of the meeting of the 12<sup>th</sup> February 2015**

The minutes of the meeting held on 26<sup>th</sup> February 2015 were agreed as a true record and signed by the chairman.

**237/14 Matters arising from the previous minutes**

None received.

**238/14 Clerk's Report**

There were no matters to report.

**239/14 To consider current Planning Applications:**

**RESOLVED NOT TO OBJECT** to the following applications –

**i) EPF/0501/15 – Mrs E Portman, 47 Kettlebury Way, Ongar**  
Proposed single storey rear extension.

**ii) EPF/0516/15 – Mr S Clark, Fermoy, Brentwood Road, Ongar**  
Single storey rear extension replacing existing.

**iii) EPF0604/15 – Mr Jay Williams, 18 St James Avenue, Ongar**  
Porch extension, garage conversion, roof alterations and demolition of side extension.

**iv) EPF/0610/15 – Mr J Oliver, 2A Love Lane, Ongar**  
Proposed demolition of rear conservatory and erection of a new single storey side and rear wrap around extension.

**RESOLVED NOT TO OBJECT BUT TO COMMENT** on the following applications

**i) EPF/0409/15 – Mrs G Houghton, 4 Crossbow Court, Ongar**  
Ground floor rear extension, hip to gable roof extensions, three dormer windows at the rear and replacement of rear conservatory with garden room extension.  
Ongar Town Council supports the design changes proposed by the conservation officer.

**ii) EPF/0502/15 – Mr P Borg-Neale, Kings Inn Hotel, 177 High Street, Ongar**  
Grade II Listed Building Consent for alterations to the fire stack in the front bar, reinstatement of former doorway, removal of mezzanine floor, replacement fireplace and other alterations.  
Ongar Town Council does not object subject to the approval of Epping Forest District Council's Conservation Officer and specialist advisors.  
The Council is concerned by the lack of quality in previous remediation carried out to this area of an important building and hopes that every effort will be made to preserve the integrity of the structure.

**iii) EPF/0525/15 – Mrs T Sharp, The Cottage, Toot Hill Road, Toot Hill, Ongar**  
Demolition of part of existing property and extension to provide large open plan living/kitchen/dining area and extension to rear to provide new bedroom and bathroom.  
Design amended further to planning refusal ref EPF/2728/14.  
Ongar Town Council does not object subject to the approval of Epping Forest District Council's Conservation Officer.

**RESOLVED TO OBJECT** to the following application –

**EPF/0538/15 – Bluesky Investments Limited, Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar**

Erection of a 3 storey block of 14 flats facing Fyfield Road on the site of the existing Smiths restaurant car park, provision of 18 car park spaces for the new flats at the rear, together with the provision of a new 34 space car park at the rear for Smiths restaurant.

Ongar Town Council objects to this application for the following reasons –

- The development occupies too large a footprint for that location and poses a threat of intrusion to neighbours resident in the adjacent sheltered housing block.
- Inadequate provision for parking in a location where the customer parking for Smiths brasseries is often over-subscribed and where the only accessible alternative parking is at the Leisure Centre opposite which is increasingly occupied by users of the Centre and permitted parking for the adult education and Centre, youth Centre. Local streets are already facing parking congestion from residents and the opening of the Ongar Academy will add to pressure for spaces at the Leisure Centre car park. The proposal reduces the number of customer parking spaces and provides minimal provision for the occupants of the proposed flats and their visitors. This is untenable at a site where the only alternative parking is either already overused or may (in the case of the Leisure Centre) be subject to controlled access by its owners at any time in the future.

**240/14 To note current Planning Applications for information only:**

- i) EPF/0496/15 – Mr R Carvell, Hill Crest, Toot Hill Road, Ongar**  
Certificate of lawful development for a proposed removal of a rear extension and proposed construction of replacement detached curtilage building.
- ii) EPF/0515/15 – Mr S Dale – 6 Roding View, Ongar**  
Certificate of Lawful Development for loft conversion with rear dormer and roof lights to the front.

Councillors noted this information.

**241/14 To note the decisions of EFDC on recent applications:**

- i) EPF/2985/14 – Mr R Miller, The Brewhouse, Church Lane, Greensted Road, Ongar**  
Application for Listed Building Consent to carry out the following works: Replace old render/feather edge with breathable insulation board x white lime render; reduce size of porch adding pitched roof, replace rotten windows with crittal style metal windows; secondary glazing to existing windows; add hardwood door to kitchen for access to garden; raised engineered oak timber floor throughout ground floor with under flooring heating; add wc to ground floor 'office' area; remove & rebuild 2x stud partitions on first floor; add 3x shower cubicles; add raised landing over exposed beam to protect against wear.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application subject to the conditions being complied with as suggested by the Historic Environment Consultant of Essex County Council.*

- ii) **EPF/0160/15 – Mr M Hitching, Greensted House, Greensted Road, Ongar**  
Application for listed building consent for internal alterations, replacement window and proposed entrance gates and piers.

**WITHDRAWN**

*Ongar Town Council did not object to this application subject to approval by the EFDC listed buildings officer.*

Councillors noted this information.

**242/14 To note Planning & Enforcement appeal on following application:-**

- i) **EPF/2358/14 – Mr P Hayes – Ground Floor Unit, 134 High Street, Ongar**  
Change of use from retail (Use Class A1) to estate agency (Use Class A2)  
(Re-submission following refusal of application EPF/1141/14).

**APPEAL AGAINST A REFUSAL**

Councillors noted this information.

**243/14 Variation of a Premises Licence for The Kings Inn, 177 High Street Ongar Essex**

Ongar Town Council have no objection providing that the sale of late night refreshments is limited to customers and not providing a walk in service.

**244/14 Highway Issues**

- a) Zebra crossing markings at Shelley, Ongar town centre and Marden Ash

**AGREED**

- The Council to write to Essex County Council Highways press for the urgent repainting of the carriageway white markings as they are so eroded as to be dangerous are in need of urgent attention.
- b) Epping Road speed limit signage and associated problems
- c) Potholes and kerbs

**AGREED**

- To defer these items until the next scheduled Planning and Environment committee meeting.

The meeting closed at 8.08 pm

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

**Date:**