

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF
ONGAR TOWN COUNCIL HELD ON
THURSDAY 5th JUNE 2014 AT 7.15PM**

PRESENT:

Councillors:	B. Surtees (Chair)	S. Adcock	S. Jackman
	A. Kaye	C. Knights	F. Knights
	R. Prosser	D. Roberts	J. Rushton

Officers: E. Gough
Press: D. Jackman

16/14 Apologies for absence

Apologies were received from Cllr D. Gambardella.

Cllrs P. Gode and A. Wingfield arrived at 7.25pm and gave apologies for lateness.

17/14 Declarations of personal and/or prejudicial interest

Cllrs B. Surtees and P. Gode declared personal non-prejudicial interests as members of Epping Forest District Council.

18/14 Public participation session with respect to items on the agenda

Mr Suckling addressed the Council on behalf of eleven members of the public who attended in objection to item 22/14 item (v).

It was **AGREED** to bring forward agenda item 22/14 item (v) in view of public interest.

It was RESOLVED TO OBJECT to this application – unanimous vote received.

EPF/2556/13 – Mrs O. Curness, Land to rear of Livingstone Cottages, United Reformed Church & 82-90 High Street and 1-3 Battle Court, Ongar.

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 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.*
- *Inadequate design and access statement*

30/14 Unlisted items

It was **AGREED** to bring forward agenda item 30/14 so as not to unnecessarily detain a member of the public who wished to raise an item:

- Loose pavement slab in the High Street.
- Overgrown vegetation along the High Street

19/14 To agree the minutes of the meeting of the 22nd May 2014

The minutes of the meeting held on 22nd May were agreed as a true record and signed by the chairman.

20/14 Matters arising from the previous minutes

None received.

21/14 Clerk's Report

Essex County Council, Minerals and Waste Planning

The importation of 50,000m³ of inert material suitable to correct the differential settlement and re-profile the site and a revised restoration scheme with after-use to energy crops and conservation grassland – ESS/11/13/EPF at Ongar Landfill, Mill Lane, High Ongar, CM5 9RG Permission granted.

To view a copy of the decision letter that was sent to the applicant please visit www.essex.gov.uk/viewplanning

Councillors asked that Essex County Council be informed that OTC believe the notification to affected residents and to this council concerning this matter were inadequate and late.

22/14 To consider current Planning Applications:-

RESOLVED NOT TO OBJECT:

- i) **EPF/0822/14 – Mr P. Thomas, 3 Crossbow Court, Ongar**
Proposed side porch.
- ii) **EPF/0976/14 – Mr A. Evans, Lorry Park, The Borough, Ongar**
Installation of 2.4m high bow top fencing to boundary of site and provision of 2.4m high palisade fencing within the site to form a secure storage area.

RESOLVED NOT TO OBJECT but comment:

- i) **EPF/0839/14 – Mr B. Benson, The Coach House, St Martins Mews, Ongar**
Erection of rear extension.
Ongar Town Council do not object to this application subject to the approval of the EFDC arboricultural and conservation heritage and archeological protection officers.
- ii) **EPF/0840/14 – Mr B. Benson, The Coach House, St Martins Mews, Ongar**
Grade II listed building application for the erection of rear extension.
Ongar Town Council do not object to this application subject to the approval of the EFDC arboricultural and conservation heritage and archeological protection officers.
- iii) **EPF/1044/14 – Mr E. Bartlett, 204 High Street, Ongar**
Grade II listed building application for replacement roof.
Ongar Town Council do not object to this application subject to the approval of the EFDC listed buildings officer.
- iv) **EPF/1040/14 – Mr A. Evans, Bridge Garage, 24 High Street, Ongar**
Retrospective application for single storey rear extension for valeting of vehicles.
Ongar Town Council do not object to this application but would reiterate that this Council are not in favour of retrospective applications.
- v) **EPF/1045/14 – Mr Benjamin, The Coach House, St Martins Mews, Ongar**
Trees in Chipping Ongar Conservation Area: Fell 1 Horse Chestnut, 1 Sycamore and

Crown Lift 1 Horse Chestnut to 5m.

Ongar Town Council do not object to this application subject to the approval of EFDC arboricultural officer.

- vi) **EPF/1104/14 – Dr H. Taylor, Ongar Health Centre, Basons Lane, Ongar**
TPO/EPF/64/09: Scotts Pine – Crown lift to give clearance to roofline, as specified.
Ongar Town Council do not object to this application subject to the approval of EFDC arboricultural officer.
- vii) **EPF/1060/14 – Mr R. Courtnell, Somerleaze, Chelmsford Road, Ongar**
Detached garage.
Ongar Town Council do not object to this application but feel strongly that any permission granted be subject to a condition preventing any conversion of the building to habitable use without approval of the planning authority.

23/14 To note the decisions of EFDC on recent applications:

None received.

24/14 To note determinations and works to trees in conservation areas:-

- i) **EPF/1103/14 – Dr. H. Taylor, Ongar Health Centre, Basons Lane**
TPO/EPF/64/09: Scotts Pine – Crown lift to give clearance to roofline, as specified.
Noted.

25/14 To note deemed permission of EFDC on following applications:

- i) **EPF/0916/14 – Fyfield Joint Venture, Units 6-8 Fyfield Business Park, Fyfield Rd**
Prior notification of change of use of building from use for purposes within Use Class B1(a) (offices) to use for purposes within Use Class C3 (dwelling houses).
- ii) **EPF/0917/14 – Fyfield Joint Venture, Unit 16 Fyfield Business Park, Fyfield Rd**
Prior notification of change of use of building from use for purposes within Use Class B1(a) (offices) to use for purposes within Use Class C3 (dwelling houses).
- iii) **EPF/0918/14 – Fyfield Joint Venture, Unit 18 Fyfield Business Park, Fyfield Rd**
Prior notification of change of use of building from use for purposes within Use Class B1(a) (offices) to use for purposes within Use Class C3 (dwelling houses).
- iv) **EPF/0919/14 – Fyfield Joint Venture, Unit 19 Fyfield Business Park, Fyfield Rd**
Prior notification of change of use of building from use for purposes within Use Class B1(a) (offices) to use for purposes within Use Class C3 (dwelling houses).
- v) **EPF/0920/14 – Fyfield Joint Venture, Unit 20 Fyfield Business Park, Fyfield Rd**
Prior notification of change of use of building from use for purposes within Use Class B1(a) (offices) to use for purposes within Use Class C3 (dwelling houses).

It was **AGREED** to write to the Chief Executive of EFDC indicating that although Ongar Town Council is aware that it has no formal right of consultation with regard to these permitted development applications it wishes to express its very great concern about the need for careful assessment to be made of the grounds on which permission could be rejected especially with regard to highway issues.

26/14 Appeal against an Enforcement Notice

ENF/0289/13 – Ms T. Biscoe, 41 The Gables, Ongar

Without planning permission the erection of a fence in excess of one metre high adjacent to a highway.

It was **AGREED** that the Clerk respond to EFDC confirming our support of their enforcement action.

27/14 Attendance at EFDC planning committee meetings

As Cllr B. Surtees has been elected to the District Council and cannot now speak on behalf of the Town Council at EFDC planning committee meetings, members were asked if they would be prepared to take on this role. Cllrs S. Jackman, D. Roberts, R. Prosser, S. Adcock and A. Kaye expressed their willingness to attend when personally available. The Clerk will ensure EFDC meeting dates were made available to those concerned and where attendance is necessary this will be arranged as soon as possible after the meeting at which the need to address the planning committee becomes known.

28/14 Understanding contaminated land

The Contaminated Land Officer at EFDC has agreed to meet with interested members who would like to further their knowledge of this matter. The Clerk will arrange a visit to the EFDC offices where plans and records may be inspected and councilors questions addressed.

29/14 Terms of Reference

The Annual review of the committee's terms of reference was carried out.

The meeting closed at 8.05pm.

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

Date: