

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF
ONGAR TOWN COUNCIL HELD ON
THURSDAY 19th November 2015 AT 7.30pm**

PRESENT:

Councillors:	S. Jackman (Chair)	J. Reynolds (vice chair)	J. Bicknell
	P. Bolden	J. Browning	J. Devonald
	C. Feetham	N. Fletcher	B. Freeman
	P. Gode	J. Rushton	A. Wingfield

Officers: E Gough (Admin Assistant)

Other: One member of the press

101/15 Apologies for absence

Apologies were received from Cllr Roberts (family illness) and Cllr Kaye (attendance at EFDC planning workshop)

102/15 Declarations of personal and/or prejudicial interest

None received.

103/15 Public participation session with respect to items on the agenda

None present.

104/15 To agree the minutes of the meeting on 29th October 2015

The minutes of the meeting held on the 29th October 2015 were reviewed and agreed as a true record and signed by the chairman.

105/15 Clerk's Report

Planning application EPF/2582/15 – Mrs Jackman, 5 Shakletons, Ongar – TPO/EPF/12/08 – T1 Sycamore – Main upright stems by 3-4m to balance crown and reduce strain on stem was omitted from the planning application list for councillors to consider in error. EFDC tree officer advised the planning clerk that this application was non-contentious and would therefore be approved on officers' recommendations. Members noted and had no comments.

Proposed double yellow lines – Castle Street

As North Essex Parking Partnership have received an objection to this proposal no changes will occur and it is highly likely that an amended plan/proposal will now have to be made.

Footpath – Queensway/Fyfield Road

After a site meeting between the Council and EFDC officers it was agreed that EFDC initially obtain quotes to widen the pathway, install two solar lights, repair back fence and plant heavy shrubs along it, carry out landscaping work and remove old concrete posts to tidy the area.

106/15 To consider current Planning Applications:

RESOLVED NOT TO OBJECT to the following applications:–

- i) **EPF/2131/15 – Miss S. Cousins, Central Beauty, 265 High Street, Ongar**
Continued use of unit on first floor as a Beauty Salon (Sui Generis)

- ii) **EPF/2173/15 – Mr R Miller, Brew House, Church Lane, Ongar**
Grade II listed building application for installation of a wood burning stove.
 - iii) **EPF/2521/15 – Mr R Amor, Old Ongar Health Centre, Basons Lane, Ongar**
TPO/EPF/64/09 (G1). Scots Pine (T1) Fell to ground level.
 - iv) **EPF/2408/15 – Mr & Mrs G Riordan, 122 Moreton Road, Ongar**
Removal of existing single storey extension from north end of dwelling. Erection of single storey rear extension.
 - v) **EPF/2466/15 – Mr R Mann, 1 Bowes Bungalows, Epping Road, Ongar**
Variation of condition 2 (plans) on planning application EPF/1099/15 (which gave approval to new chalet bungalow in side garden area) by way of substitution of 3 rear dormer windows with one larger dormer window.
 - vi) **EPF/2662/15 – Mr V Leader, 33 Great Stony Park, High Street, Ongar**
Single storey partial side extension with flying hipped roof to the north-east elevation (revised application)
 - vii) **EPF/2678/15 – Mrs G Houghton, 4 Crossbow Court, Ongar**
Removal of rear conservatory and erection of a part two storey and part single storey rear extension.
- 107/15 To note for information only determinations & works to trees in conservation areas:-**
- i) **EPF/2583/15 – Mr R Amor, Old Ongar Health Centre, Basons Lane, Ongar**
Remove beech tree (see Tim Moya report)
- 108/15 To note for information only the following Planning Application:-**
- i) **EPF/2467/15 – Mr R Mann, 1 Bowes Bungalows, Epping Road, Ongar**
Application for approval of details reserved by condition 3 'external finishes', 4 'wheel washing' and 14 'surface water disposal' on planning application EPF/1099/15 (Erection of new chalet bungalow in side garden area of 1 Bowes Bungalows, together with widening of existing access).
 - ii) **EPF/2551/15 – Mr A McKenzie, Manor House, 166 High Street**
Application for approval of details reserved by condition 2 'boundary treatment' on planning application EPF/2367/13 (Change of use from annexe to residential flat).
 - iii) **EPF/2570/15 – Mr P Heaney, Greensted Croft, Greensted Road, Ongar**
Approval of details reserved by conditions 2 'foundation details', 3 'driveway details' and 5 'tree protection' on planning application EPF/0882/15 (Part demolition of existing outbuildings to be replaced by new outbuilding with carport in south part of the site).
 - iv) **EPF/2635/15 – Mr R Miller, The Brewhouse, Church Lane, Greensted Road, Ongar**
Application for approval of details reserved by conditions 4 'frame survey' and 5 'historic timbers' on planning application EPF/2985/14 (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; and 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).

109/15 To note the decisions of EFDC on recent applications:

- i) EPF/1557/15 - Mrs M Williams, 2 St Martins Mews, Ongar
TPO/EPF/12/98 - T1 - Lime - Removal of soil around base of tree above sub-soil level. Prune branches growing under gutter and tiles adjacent to front extension. Pruning to lift and reduce crown as appropriate.
Works to Preserved Trees **GRANT PERMISSION**
Ongar Town Council did not object to this application subject to the approval of EFDC arboricultural officer
- ii) EPF/1628/15 - Mr Gary Brazowski, Orchard Cottage, Greensted Hall, Church Lane, Ongar
Single storey rear extension. **REFUSE PERMISSION**
Ongar Town Council objected to the extension will have an overpowering impact on the existing outdoor aspect of Greensted Hall and will lead to overshadowing. There are concerns over increased vehicular access in this narrow private driveway. There is insufficient information regarding the ability of the privately maintained drainage system to cope with the proposed new dwelling. The owner of Greensted Hall has raised technical issues regarding the height of the eaves on the extension and the depth of the rear extension and the council feels that these issues require clarification.
- iii) EPF/1669/15 - Mr Harry Pearson, 13 Shortlands Avenue, Ongar
Proposed first floor rear extension. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- iv) EPF/1688/15 - Mr & Mrs Duncan & Sharon Maxwell, 23 St James Avenue, Ongar
Ground floor rear extension with flat roof. First floor rear/side extension with a pitched roof. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- v) EPF/1721/15 - Mr Gary Brazowski, Orchard Cottage, Greensted Hall, Church Lane, Ongar
Grade II* listed building application for a single storey rear extension. **REFUSE PERMISSION**
Ongar Town Council objected to the extension will have an overpowering impact on the existing outdoor aspect of Greensted Hall and will lead to overshadowing. There are concerns over increased vehicular access in this narrow private driveway. There is insufficient information regarding the ability of the privately maintained drainage system to cope with the proposed new dwelling. The owner of Greensted Hall has raised technical issues regarding the height of the eaves on the extension and the depth of the rear extension and the council feels that these issues require clarification.
- vi) EPF/1801/15 - Mr James Pinington, 15 Cloverly Road, Ongar
Single storey rear extension, two storey side extension and loft conversion with front velux windows and rear dormer, forming a gable roof. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- vii) EPF/1856/15 - Mr Nick Sawkins, 22 Great Lawn, Ongar
Part demolition of existing garage to link structure to main house. New pitched roof to existing front flat roof. Single storey rear extension with pitched roof and velux windows. New flat roof over side with roof lanterns. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- viii) EPF/1887/15 - Mr Paul Cummings, 104 Long Fields, Ongar
Single storey rear and side extension with pitched roof and velux windows. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- ix) EPF/1923/15 - Mr Vince Leader, 33 Great Stony Park, High Street, Ongar
Two storey partial side extension. **REFUSE PERMISSION**
Ongar Town Council did not object to this application.

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- x) EPF/1925/15 - Ms V Edwards Smith, 203 High Street, Ongar
Grade II listed building application for proposed minor internal works. Replacement fascia sign and replacement artwork for existing sign **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- xi) EPF/1960/15 - Mr Daniel Thompson, 7 Fairfield Road, Ongar
Two storey side extension, part two storey/part single storey rear extension and front porch. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- xii) EPF/2001/15 - Bestway Group, 198 High Street, Ongar
Advertisement consent for proposed 1x externally illuminated fascia and 1x externally illuminated projecting hanging sign. **GRANT PERMISSION**
Ongar Town Council has no objection subject to the agreement of the conservation officer.
- xiii) EPF/2030/15 - Mr D Bracey & Miss H Parkin, 40 Turners Close, Ongar
Proposed single storey front extension **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- xiv) EPF/2031/15 - Mr Edward Gouldthorp, 39 Turners Close, Ongar
Proposed single storey front extension. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- xv) EPF/2043/15 - Mrs D Scott, Coopers, 84 Coopers Hill, Ongar
TPO/EPF/15/89: T7 Beech (Your T9) - Crown raise to 4.5m, T8 Cypress (Your T8) – Remove A2 Mixed species - Crown raise to 5m A2 Beech hedge - Reduce in height to 7ft. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- xvi) EPF/2094/15 - Bestway Group, 198 High Street, Ongar
Grade II listed building consent for signage replacement: one externally illuminated fascia sign and one externally illuminated projecting sign. **GRANT PERMISSION**
Ongar Town Council did not object to this application.
- xvii) EPF/2176/15 - Ms Jayne Faulkner, Land adjacent to Basons Yard, High Street, Ongar
Advertisement consent to display board sign on fencing. **REFUSE PERMISSION**
Ongar Town Council did not object to this application.
- xviii) EPF/1473/15 – Mr R Jackson, 2 Great Lawn, Ongar
Erection of a 1m high brick wall around the exterior of the front garden, completed with 1m high railings on top. **REFUSE PERMISSION**
Ongar Town Council felt that the application would be detrimental and out of keeping with the existing 'open plan' front garden feel of the street.

The meeting closed at 7.50pm

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

Date: