

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF
ONGAR TOWN COUNCIL HELD ON
THURSDAY 27th August 2015 AT 7.00PM**

PRESENT:

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

Officer: E. Gough (Administration assistant) A. Middlehurst (Town Clerk)

Public: Five members of the public

Other: District Cllr B. Surtees

54/15 Apologies for absence

Apologies were received from Cllrs Gode and Browning (annual leave) and Cllr Roberts (illness).

55/15 Declarations of personal and/or prejudicial interest

None received.

56/15 Public participation session with respect to items on the agenda

Members of the public addressed the committee regarding Item 59/15 (vi)

57/15 To agree the minutes of the 30th July 2015

The minutes of the meeting held on the 30th July 2015 were reviewed and agreed as a true record and signed by the chairman.

58/15 Clerk's Report

To note: EFDC has received an application for the designation of a neighbourhood area from Epping Upland Parish Council as the first stage in the preparation of a Neighbourhood Plan. Consultation commences 17.08.15 – 14.09.15 – email comments to idfconsult@eppingforestdc.gov.uk
Or by post to EFDC, Planning Policy, Civic Offices, Epping.

To note: Changes to Ongar Post Office (closed 08.09.15 until 21.09.15 for refurbishment).

Damage to bridge railings – Basons Lane

Advice from Public Rights of Way Inspector ECC Highways via ECC Enforcement officer confirms the damaged part of the bridge is privately owned. The committee clerk was instructed to contact the landowner.

EFDC Local Plan – Green Belt Review (Stage 1)

An acknowledgement of OTC's comment has been received and notification that all comments raised have been considered and necessary amendments to the reports have been made. Final reports are to be presented to Cabinet on 3 September 2015 and the agenda can be accessed on the Council's website.

Footpath 48 (alongside Chipping Ongar School) has been cleared by West Essex Ramblers following a request by OTC to Public Rights of Way Inspector ECC Highways. OTC had received complaints from residents that this footpath was impassable.

59/15 To consider current Planning Applications:

RESOLVED NOT TO OBJECT to the following applications:–

- i) EPF/1669/15 – Mr H Pearson, 13 Shortlands Avenue, Ongar**
Proposed first floor rear extension.
- ii) EPF/1688/15 – Mr & Mrs Maxwell, 23 St James Avenue, Ongar**
Ground floor rear extension with flat roof. First floor rear/side extension with a pitched roof.
- iii) EPF/1789/15 – Bluesky Investments Limited, Smiths Brasserie, Fyfield Road**
Erection of 12 two bedroom flats and 2 one bedroom flats, facing Fyfield Road on the site of the existing Smiths restaurant car park. Provision of new 35 car park at the rear of Smiths restaurant. (Revision to EPF/0538/15, for example, provision of 7 additional car spaces for the flats, reduction in size of 2 flats to one bedroom and provision of additional car space for the restaurant).
(Cllrs Bicknell and Feetham abstained from voting)
- iv) EPF/1801/15 – Mr J Pinington, 15 Cloverley Road, Ongar**
Single storey rear extension, two storey side extension and loft conversion with front velux windows and rear dormer, forming a gable roof.

RESOLVED TO OBJECT to the following applications:–

- i) EPF/1790/15 - Station Court, Basons Way, Ongar**

Ongar Town Council objects to this application on the following grounds:

The proposal represents gross overdevelopment of an exceptionally small site.

The proposed new entrance/exit under a first-floor flat is to be located near the junction of the High Street and Basons Way and the absence of sight lines represents real dangers both to traffic turning into Basons Way and to the elderly residents of the nearby sheltered housing scheme who use that footway to access the shops.

There has been a parking problem in Basons Way for a very long time and the five existing flats in Station Court already have eight cars and some of these residents currently park in the road. Under the proposed scheme only seven parking spaces are indicated but another two-bedroom maisonette will exacerbate the situation. It should also be noted that all the Basons Way residents are seeking a residents parking scheme.

No mention has been made of the telegraph pole which is currently sited in front of the proposed access.

- ii) EPF/1628/15 EPF/1721/15 - Orchard Cottage, Greensted Hall**

Ongar Town Council objects to this application on the following grounds:

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.

60/15 To note the decisions of EFDC on recent applications:

None received.

61/15 Proposed 20mph zone – Milton Crescent/Betjeman Way

After consideration it was agreed that the Committee Clerk express the Council's support to the informal consultation being undertaken by Essex County Council.

62/15 Flyposting

Following advice from EFDC Environment and Neighbourhood Officer it was noted that any fly posting should be reported to EFDC direct on Tel: 01992 564608 or email erefuse@eppingforestdc.gov.uk. The committee clerk was instructed to convey this information in writing to the resident who raised this item.

The meeting closed at 8pm.

Signed:

Chair of the Planning & Environment Committee

Date: