

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF
ONGAR TOWN COUNCIL HELD ON
THURSDAY 30th April 2015 AT 7.15PM**

PRESENT:

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

Officer: E. Gough (Admin Assistant)

Public: 1 member of the public

244/14 Apologies for absence

Apologies were received from Cllr D. Gambardella.

245/14 Declarations of personal and/or prejudicial interest

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

246/14 Public participation session with respect to items on the agenda

One member of the public addressed the committee on EPF/0660/14 (The Ongar Academy) to support this application.

Councillors agreed to consider planning application EPF/0660/14 as the next item of business.

247/14 To consider planning application EPF/0660/14 – The Ongar Academy, Ongar Leisure Centre, Fyfield Road

Application for a limited period (2 years) for modular units and associated facilities for school use (Class D1).

RESOLVED TO OBJECT – unanimous vote received

Councillors do not object to the provision of demountable classrooms in principle, but are very concerned at the effect this and a neighbouring proposed development could have on the car park at the Sports and Adult Education Centres which are already well used by residents and the staff and patients of the Ongar Medical Centre. In the absence of clear confirmation that this issue has been addressed by the applicant and landowners, Ongar Town Council objects to the application but will withdraw that objection if satisfactory arrangements for car parking are achieved.

248/14 To agree the minutes of the meeting of the 9th April 2015

The minutes of the meeting held on 9th April 2015 were agreed as a true record and after one amendment will be signed by the chairman.

249/14 Matters arising from the previous minutes

None received.

250/14 Clerk's Report

Damaged wire fencing – old allotment site, High Street

The Chairman reported that after investigation by Epping Forest district Council's enforcement officer the owner is unwilling to carry out the necessary repairs and cannot be required to make the fencing safe. If at any time it is reported that the damaged fencing overhangs the footpath ECC Highways department should be contacted.

251/14 To consider current Planning Applications:

RESOLVED NOT TO OBJECT to the following applications:–

- i) **EPF/0456/15 – Mr R Mulhare, 32 Walter Mead Close, Ongar**
Single storey rear extension.
- ii) **EPF/0587/15 – Mr D Chalkley, 195 High Street, Ongar**
Internal stud wall partition.
- iii) **EPF/0622/15 – Mr A Richards, Grey End, 87 Coopers Hill, Ongar**
Relocation of garage from approved position ref: EPF/0593/13.
- iv) **EPF/0631/15 – Mr A Richards, Grey End, 87 Coopers Hill, Ongar**
Grade II listed building application for relocation of garage from approved position ref: EPF/0593/13 and demolition of existing shed.
- iv) **EPF/0746/15 – Mr & Mrs Janing, Ashcroft, Chelmsford Road, Ongar**
Proposed single storey side extension connected to existing conservatory and rear elevation.

RESOLVED TO OBJECT to the following applications:–

- v) **EPF/0742/15 – Mrs G Hammond, Grey End Cottage, Brentwood Road, Ongar**
Grade II listed building application for front porch. Replace a door with a window to front elevation. Bay window to side elevation. Two rear dormers. Two rooflights to rear elevation. Two rooflights to side elevation. Changes to external materials and windows. Internal alterations.

Councillors concur with the conservation officer that the scope and effect of the proposed redevelopment is inappropriate for a significant building and object on this basis.

- vi) **EPF/2862/14 – Mrs G Hammond, Grey End Cottage, Brentwood Road, Ongar**
Front porch. Replace a door with a window to front elevation. Bay window to side elevation. Two rear dormers. Two rooflights to rear elevation. Two rooflights to side elevation. Changes to external materials and windows. Internal alterations.

Councillors concur with the conservation officer that the scope and effect of the proposed redevelopment is inappropriate for a significant building and object on this basis.

RESOLVED TO OBJECT and comment on the following application:–

- vii) **EPF/0564/15 – Mr S Jarvis, 34 Great Stony Park, Ongar**
Garage conversion.

Ongar Town Council object to this application on the basis that the application and drawings lack the clarity needed to enable a considered opinion to be reached. The Council would be prepared to reconsider this application urgently if further and clearer information was made available.

252/14 To note current Planning Application for information only:

i) EPF/0705/15 – Mr R Miller, The Brewhouse, Church Lane, Greensted Road, Ongar

Application for approval of details reserved by condition 3 'large scale plans' 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 underflooring 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 EPF/2985/14.

Councillors noted this information.

253/14 To note the decisions of EFDC on recent applications:

i) EPF/0224/15 – Ms J Pepper, 50 High Street, Ongar

Proposed open sided rear canopy, removal of front wall and new paving to front.

GRANT PERMISSION

Ongar Town Council had no objection to this application.

254/14 Highway Issues

- It was noted that the markings on the zebra crossing in the town centre have been painted but those at Shelley and Marden Ash remain eroded.

AGREED

- The Council to write to portfolio holder and Local Highways Panels to press for the urgent repainting of remaining two crossings.

AGREED

- Epping Road speed limit signage and associated problems – Council to reiterate concerns to the appropriate authority.
- Pot holes and kerbs – noted that some repair work has been carried out in the town but the continuing need to register pot holes and damaged kerbs to Essex Council highways is essential.

255/14 EOR Railway – new station at Epping

Noted that EOR railway has been extended to Epping – 100metres from Epping underground station. Members discussed long term major parking issues for Ongar.

AGREED

- The Council to request that Local Highways Panel consider the implications of parking problems that would be experienced in Ongar.

256/14 Neighbourhood Planning

Noted that the Council have decided not to pursue this matter.

257/14 Permitted Development Rights

The change in permitted development rights were noted.

258/14 Bus shelters

It was noted that no further information has been received regarding the liquidation of Shelterstore Limited who were to provide the new bus shelter.

It was noted that the Council await approval from Essex County Council to install a metal bench to the side of the existing shelter to provide additional seating.

259/14 Car parking on land at Millbank Avenue

The Chairman displayed photos of an area of grassland damaged by parked cars. It was noted that several residents were prepared to contribute towards the enhancement of the area if an appropriate scheme could be implemented to allow parking and reduce the pressure on nearby streets. The problem has been raised with Epping Forest District Council who own the land with a view to this site being included in a programme of future work.

AGREED

- Clerk to confirm to Epping Forest District Council Ongar Town council's support of early action to resolve this longstanding problem.

The meeting closed at 8.05 pm

Open Forum

- Intermittent fault reported on ECC street lamp in Millbank Avenue. Further action about this will be implemented by the clerk.
- Graffiti reported – This was described as “not being obscene and on private property” leaving this council without any power or duty to act.

Signed:

Chair of the Planning & Environment Committee

Date: