

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF  
ONGAR TOWN COUNCIL HELD ON  
THURSDAY 6<sup>th</sup> MARCH 2014 AT 7.15PM**

**PRESENT:**

Councillors:    B. Surtees (Chair)                    D. Gambardella                    P. Gode  
                         A. Kaye                                        J. Rushton                            A. Wingfield

Officers:            E. Gough  
Also present:      35 members of the public

**217/13 Apologies for absence**

Apologies for absence were received from Cllrs S. Jackman, D. Roberts, C. Knights, F. Knights and R. Prosser. *(Cllr Jackman represented OTC at Local Councils Liaison meeting)*

**218/13 Declarations of personal and/or prejudicial interest**

None received.

**219/13 Public participation session with respect to items on the agenda**

33 members of the public were present to express their strong concerns with regard to item 221/13 (i) EPF/2571/13.

One member of the public was present to express their concern with regard to item 221/13 (ii) EPF/0203/14.

One member of the public was present but did not wish to address the committee.

**220/13** It was **RESOLVED** to take business in the following order.

**221/13 To consider current Planning Applications:-**

**RESOLVED TO OBJECT and comment:**

- i) **EPF/2571/13 – Mr Kaktovics, Allotment Ground to rear of 1-11 Rodney Rd and 2-22 Fairfield Rd**  
Proposed 4 new semi-detached houses: 3 x 3 bedroom houses with garages and 1 x 2 bedroom house, all with parking, gardens and access from Rodney Road.

*Ongar Town Council has received many representations from members of the public and these largely concur with the feelings of councillors. The Council strongly objects to this development on the following grounds:*

*1. The massing and loss of amenity to residents will be considerable and it is noted that although not strictly a planning consideration, a covenant was entered into at the time the existing estate was built in order to protect residents from the kind of development represented by this application.*

*2. The proposals for rubbish collection and recyclable collection are inadequate for the constraints of the area so that the accumulation of sacks and bins would necessarily form a dangerous obstruction to the footpath at Rodney Road.*

*3. Access to the site is constricted and unsuitable for the additional vehicular traffic inevitably generated by a development of this size.*

4. There is no possibility of safe access being provided given the width of Rodney Road and the inevitable additional difficulty anticipated if more than one vehicle needs access at one time, or a vehicle leaving coincides with one seeking entry.

5. There is a long section of the access road where it is impossible for vehicles of family car size to pass one another. This could lead to danger for pedestrians as well as inconvenience to motorists.

6. It is likely that if permission is granted there will be occupancy by families with children. The existing difficulties associated with Rodney and Fairfield roads would be exacerbated by this development and increase the danger to children playing in the area or accessing the new houses.

7. The design of the proposed buildings is such as to significantly alter the character of the area and impose loss of light to existing properties. While individual loss of amenity is not a major planning consideration, the overall effect of this development is likely to be unduly intrusive.

8. The sight lines at the entrance to the proposed development are very poor and there is no practicable way in which traffic or parking restrictions could ameliorate the inevitable difficulties for car and commercial vehicle users needing to access the site.

9. Plans to accommodate the needs of emergency vehicles appear to depend on there being no other traffic on the approach road at the time access is needed. This is unsatisfactory for a landlocked site.

10. Although the land covered by this proposal is not in current use it does have an amenity value as green space in an otherwise constricted residential area.

In addition to its objection Ongar Town Council asks that the Epping Forest District Council Tree Officer considers carefully the existing trees and proposed landscaping plans.

It has been drawn to the Council's attention that several residents believe the published plans to be inaccurate and draw this to the Planning Committee's attention.

The Council has also been informed that the original allotment or open space use of the land described in this application only ceased after access was denied by the owner.

**ii) EPF/0203/14 – Mr C Loach, 19 Bowes Drive, Ongar**

Certificate of lawful development for a proposed garage to side.

This application for a permitted development certificate was wrongly included in the weekly list and has been determined by the planning officer as it is not a matter where the Town Council have a right to comment. Unfortunately this error led to incorrect information about the possibility of residents responding to the application being transmitted. The Council resolved to write to Epping Forest District Council about the wrong listing and confusing information provided on the EFDC's website.

**222/13** It was resolved to suspend Standing Orders for the completion of business.

**RESOLVED NOT TO OBJECT:**

**iii) EPF/0245/14 – Mr Bourke, 50 Kettlebury Way, Ongar**

Front entrance porch, front garage extension and first floor side and rear extensions.

**iv) EPF/0288/14 – Mr K Hubbard, Greengates, Drapers Corner, Ongar**

Proposed low wall and railings and timber gates (Revised application to EPF/2512/13).

**v) EPF/0262/14 – Mrs Williams, The Old Cottage, Stanford Rivers Road, Ongar**

Thatching of existing thatched roof with two new dormer windows to rear. Repair/renewal of oak posts supporting arcade roof with brick plinths, external works, re cladding of existing garage and L shaped extension.

**RESOLVED NOT TO OBJECT but to comment:**

- vi) **EPF/0263/14 – Mrs Williams, The Old Cottage, Stanford Rivers Rd, Ongar**  
Grade II listed building application for the re thatching of existing thatched roof with two new dormer windows to rear. Repair/renewal of oak posts supporting arcade roof with brick plinths, external works, re cladding of existing garage and L shaped extension.  
*Ongar Town Council does not object to this application subject to confirmation that the listed buildings or conservation officer of EFDC is in approval of the works.*

**223/13** It was **RESOLVED** to resume Standing Orders.

**224/13 Minutes of the meetings of the 20<sup>th</sup> February 2014**

The minutes of the meeting held on 20<sup>th</sup> February 2014 were reviewed and agreed as a true record and signed by the chairman.

**225/13 Clerk's Report – On items of information that are not an agenda item**

**Pedestrian crossing**

The issue raised by an objector to the Ombudsman which caused a delay in installation of the new pedestrian crossing has been resolved. Essex County Council to re-cost the work.

Clerk and chairman were asked to formulate a letter of concern to ECC and also to Local Highways Panel.

**Bollards**

The siting of bollards outside Jessamine Cottage, High Street have been approved but no date for installation available.

**Chipping Ongar School**

School flashing signs have been approved to be located near the school but no installation date available.

**Footpaths 4 & 5**

The blocked route between footpaths 4 & 5 has been cleared. The Public Right of Way inspector will establish whether additional way-marking is required.

Clerk to include this item on next P&E agenda.

**226/13 To note the decisions of EFDC on recent applications:**

None received.

**227/13 Unlisted items for consideration at forthcoming meetings.**

A councillor had attended the Ongar Patients Forum and requested that Ongar Town Council review the situation regarding the new Medical Centre and take appropriate action.

The meeting closed at 9.00pm.

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

**Date:**