

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF  
ONGAR TOWN COUNCIL HELD ON  
THURSDAY 7<sup>th</sup> AUGUST 2014 AT 7.15PM**

**PRESENT:**

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

Officer: E. Gough  
Others: 2 members of the press

**55/14 Apologies for absence**

Apologies were received from Cllr R. Prosser

**56/14 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.

Cllr B. Surtees declared personal non-prejudicial interest in item 61/14 (i).

**57/14 Public participation session with respect to items on the agenda**

No members of the public were present.

**58/14 To agree the minutes of the meeting of the 17<sup>th</sup> July 2014**

The minutes of the meeting held on 17<sup>th</sup> July were agreed as a true record and signed by the chairman.

**59/14 Matters arising from the previous minutes**

None received

**60/14 Clerk's Report**

None received.

**61/14 To consider current Planning Applications:**

**RESOLVED NOT TO OBJECT:**

- i) **EPF/1411/14 – Mr D. Powell, Unit 1, Basons Yard High Street, Ongar**  
Proposed permanent consent for continued use as taxi cab use – ground floor only.

**RESOLVED NOT TO OBJECT but comment:**

- ii) **EPF/1625/14 - Mr & Mrs Janing, Ashcroft, Chelmsford Road, Ongar.**  
Certificate of Lawful Development for existing conservatory.

*Ongar Town Council are concerned by retrospective applications and consider them carefully. In this case they do not object and have taken into account the location of the property and the time the conservatory has been in existence.*

**RESOLVED TO OBJECT:**

- iii) **EPF/1443/14 – Mr M Brown, 185 High Street, Ongar**  
Erection of new second floor and conversion and alteration of a former bank premises retaining the A2 Financial and Professional use on the ground floor with two flats above. Provision of 5 car spaces at the rear (revised application to EPF/2442/13).

Ongar Town Council does not object to this application and is pleased to note the design changes made to ensure compatibility with the street scene within the Ongar Conservation area. The Council strongly supports the need for a comprehensive tree survey and impact statement prior to any permission being formally granted.

- iv) EPF/1441/14 - Mr Martin Brown, 185 High Street, Ongar**  
Erection of a four bedroom dwelling with attached garage and associated works.  
(Revised application to EPF/2441/13)

Ongar Town Council objects strongly to this application on highway safety grounds and does not feel that the objection contained in the decision notice for the failed application (EPF/2441/13) has been addressed. The council appreciates the revisions made since the original application and in the event of permission being considered would feel very strongly that the requirements of the landscaping, archeological and tree officers should be implemented and that in view of the time the land has lain fallow and the known presence of protected or endangered species in the conservation area a wildlife survey could be appropriate. The Council repeats its former comment that prior to the last application being determined at least one tree appears to have been felled.

**To note only:** comments not normally accepted on these applications.

- v) EPF/1388/14 – Mr T Fry, 1 Shelley Rectory, Church Lane, Fyfield Road, Ongar.**  
Prior approval of proposed change of use of Agricultural Building to two dwelling houses (Use Class C3), and associated operational development.

**62/14 To note the decisions of EFDC on recent applications:**

- i) EPF/0723/14 – Mr Wragg, Basons Yard, Ongar**  
Minor amendment to approval EPF/0461/13.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application provided that it complies with the requirements of the local plan.*

- ii) 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.**

**REFUSE PERMISSION**

*Ongar Town Council strongly objected 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 document; loss of amenity for neighbours; would represent an erosion of the varied environment of the Ongar Conservation Area; inadequate design and access statement.*

- iii) EPF/0976/14 - 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.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application.*

- iv) EPF/0946/14 CLD – Mr Carvell, Hill Crest, Toot Hill, Ongar**  
Certificate of lawful development for a proposed outbuilding.

**LAWFUL**

- v) EPF/0890/14 – Mr P O'Malley, 75 Longfields, Ongar**  
Two storey side extension single storey front and rear extensions.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application.*

- vi) EPF/0856/14 – Mr G Scott, Coopers Hill, Ongar**  
Demolition of existing wall, fence and gates (at front of site and part side) to be

replaced with new wall and entrances widened with new gates.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application.*

- vii) **EPF/0839/14 – Mr Benson, The Coach House, St Martins Mews, Ongar**  
Erection of rear extension.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application.*

- viii) **EPF/0840/14 – Mr Bensons, The Coach House, St Martins Mews, Ongar**  
Grade II listed building application for the erection of rear extension.

**GRANT LISTED BUILDING CONSENT**

*Ongar Town Council did not object to this application.*

- ix) **EPF/0787/14 – Mr L Legani, 42 Great Stony Park, High Street, Ongar**  
Replace existing glazed conservatory roof with new tiled roof.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application subject to the approval of EFDC conservation officer.*

- x) **EPF/0776/14 – Mr J Biston, 54 The Gables, Ongar**  
Single storey orangery style UPVC conservatory to rear.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application.*

- xi) **EPF/0575/14 – Mr Bowerfield, 16 Stanley Place, Ongar**  
Proposed loft conversion.

**GRANT PERMISSION**

*Ongar Town Council did not object to this application.*

#### **63/14 EFDC Summary of Existing Planning Protocol/Consultation**

Cllr B. Surtees **PROPOSED** that councillors should forward any comments/suggestions to the Clerk before the next committee meeting at which time this item will be discussed.

#### **64/14 Essex County Council Minerals Local Plan Adoption Statement**

This item was noted.

#### **65/14 Fyfield Business Park**

Cllr B. Surtees reported on correspondence received from AR Planning regarding the potential planning use for the above site.

Cllr B. Surtees **PROPOSED** and Cllr Roberts seconded that a representative of AR Planning be invited to attend the next Planning & Environment meeting to discuss this matter. Agreed unanimously.

#### **66/14 Unlisted Items raised by Councillors or members of the public for subsequent meetings or action by the Clerk.**

None raised.

The meeting closed at 8.00pm

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

**Date:**