

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF  
ONGAR TOWN COUNCIL HELD ON  
THURSDAY 8<sup>th</sup> MAY 2014 AT 7.30PM**

**PRESENT:**

Councillors:	B. Surtees (Chair)	S. Adcock	P. Gode
	A. Kaye	C. Knights	F. Knights
	D. Roberts	J. Rushton	A. Wingfield

Officers: E. Gough

**265/13 Apologies for absence**

Apologies were received from Cllrs S. Jackman, R. Prosser and D. Gambardella.

**266/13 Declarations of personal and/or prejudicial interest**

None received.

**267/13 Public participation session with respect to items on the agenda**

None present.

**268/13 To agree the minutes of the meeting of the 24<sup>th</sup> April 2014**

The minutes of the meeting held on 24<sup>th</sup> April were agreed as a true record and signed by the chairman.

**269/13 Matters arising from the previous minutes**

Cllr P. Keska recently attended a meeting with representatives of ECC Highways. Clerk to obtain a report of the meeting.

**270/13 Clerk's Report**

Footpaths 4 & 5

The Public Rights of Way Inspector has confirmed that footpath 4 has been reinstated where it passed through a cropped field and all necessary way-markers are in place. Footpath 5 partly runs through an area of grassland and the landowner has no legal obligation to maintain a route through this area so this part of the footpath has been added to ECC annual cutting list so this route will be cut a minimum of once a year.

The possibility of using Google Earth (or similar) for planning applications has been added to the agenda of the next EFDC I-plan meeting to be held on 29<sup>th</sup> May 2014.

**271/13 To consider current Planning Applications:-**

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

**i) EPF/0723/14 – Mr J Wragg, Basons Yard, High Street, Ongar**

Minor material amendment to approval EPF/0461/13 (for the redevelopment of hand car wash site including demolition of existing structures and hard standing and erection of 14 no. dwellings, including garages, parking, roadway, drainage and all ancillary works.)

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

- ii) **EPF/0652/14 - Mr G Mullender, Wren Hall, 152A High Street, Ongar**  
Conversion of Wren Hall from business use to 2 residential units requiring the vertical division of the building internally, with two new staircases. Installation of one concealed door to the front elevation. Replacement of existing roof lights on rear elevation with deeper roof lights.  
*Ongar Town Council has no objection to this application as such but share the concerns of local residents and the Parochial Church Council about the effect of parking in St Martins Mews at times different to those typically occurring with the present business use of the premises. Councillors noted that the application indicated that the premises were difficult to let on a commercial basis. They were also aware that the offices are currently being advertised with an indication that the first floor would be available to rent in 2014.*

- iii) **EPF/0653/14 – Mr G Mullender, Wren Hall, 152A High Street, Ongar**  
Grade II listed building application for the conversion of Wren Hall from business use to 2 residential units requiring the vertical division of the building internally, with two new staircases. Installation of one concealed door to the front elevation. Replacement of existing roof lights on rear elevation with deeper roof lights.  
*Ongar Town Council has no objection to this application as such but share the concerns of local residents and the Parochial Church Council about the effect of parking in St Martins Mews at times different to those typically occurring with the present business use of the premises. Also work to be carried out subject to approval by EFDC listed buildings officer.*

**272/13 To note the decisions of EFDC on recent applications**

- i) **EPF/0020/14 – Mr Mrs Cook & Gower, 134 Queensway, Ongar**  
Double storey side extension with single storey rear extension.  
**GRANT PERMISSION**  
*Ongar Town Council did not object to this planning application.*
- ii) **EPF/0055/14 – Mr B Benson, The Coach House, St Martins Mews, Ongar**  
Ground floor rear extension.  
**REFUSE PERMISSION**  
*Ongar Town Council did not object to this planning application subject to ancient Monument, Listed Building and EFDC arboricultural officers' approval.*
- iii) **EPF/0056/14 – Mr B Benson, The Coach House, St Martins Mews, Ongar**  
Grade II listed building application for a ground floor rear extension  
**REFUSE PERMISSION**  
*Ongar Town Council did not object to this planning application subject to ancient Monument, Listed Building and EFDC arboricultural officers' approval.*
- iv) **EPF/0063/14 – Mr G Smith, Grays Farm Bungalow, Stanford Rivers Rd, Ongar**  
Proposed extensions to existing bungalow, including provision of first floor accommodation; extension to existing detached annexe; demolition of two outbuildings; extension to residential curtilage; garage block, swimming pool, changing room and pump room.  
**GRANT PERMISSION**  
*Ongar Town Council did not object to this planning application.*
- v) **EPF/0075/14 – Mr A Bacon, 12 Fyfield Road, Ongar**  
Single storey rear extension.  
**GRANT PERMISSION**  
*Ongar Town Council did not object to this planning application.*

- vi) **EPF/0111/14 – Mr J McLaren, 5 Great Stony Park, Ongar**  
Conversion of outbuilding into ancillary accommodation in association with existing house.  
**GRANT PERMISSION**  
*Ongar Town Council did not object to this planning application but requested that conditions be applied to prevent this dwelling being used as an independent dwelling to the main property.*
- vii) **EPF/0112/14 – Mr Mrs Turner, Badgers, Fyfield Road, Ongar**  
Change of use of existing steel framed barn to a dwelling with associated external alterations (Dwelling Use Class C3)  
**GRANT PERMISSION**  
*Ongar Town Council did not object to this planning application subject to the proposed details and finishings of the alterations being approved by the planning officer.*
- viii) **EPF/2571/14 – Mr D Kaktovics, Allotment Ground r/o 1-11 Rodney Road & 2-22 Fairfield Road**  
Proposed 4 new semi-detached houses made up of: 3x 3bedroom houses with garages and 1x 1bedroom house, all with parking, gardens and access from Rodney Road.  
**REFUSE PERMISSION**  
*Ongar Town Council 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.*

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

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

*Ongar Town Council did not object to this planning application.*      **GRANT PERMISSION**

**273/13 CCTV**

It was **AGREED** unanimously that this committee accept responsibility for the annual maintenance costs in the event of an additional camera being installed at the Love Lane play area.

**274/13 PARKING**

It was **AGREED** to propose to Full Council that a Working Party be formed to consider the difficulties of car parking and congestion in Ongar. Suggestions could be proposed to EFDC as part of the Draft Local Plan consultation.

**275/13 Unlisted items**

Councillors raised the following items:

- The dangerous condition of the wire mesh fence running alongside the old allotment site in the High Road next to Ongar Bridge Motors.
- Clarification required on a planning matter.
- Unkempt verge at the junction of Stondon Road and Brentwood Road.

The meeting closed at 8.00pm.

**Signed:**

**Chair of the Planning & Environment Committee**

**Date:**