

Planning & Environment Committee Meeting 9.1.14

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF ONGAR TOWN COUNCIL HELD ON THURSDAY 9th January 2014 AT 7.30PM

PRESENT:

Councillors:	B. Surtees (Chair)	D. Gambardella	P. Gode
	S. Jackman	A. Kaye	C. Knights
	F. Knights	R. Prosser	R. Richardson
	D Roberts	J Rushton	

Officers: A. Middlehurst

167/13 Apologies for absence

Apologies for absence were received from Cllr A. Wingfield.

168/13 Declarations of personal and/or prejudicial interest

None received.

169/13 Public participation session with respect to items on the agenda

No members of the public were present.

170/13 Minutes of the meeting of the 5th December 2013

The minutes of the meeting held on the 5th December 2013 were agreed as a true record and signed by the chairman.

171/13 Matters arising from the previous minutes

None reported.

172/13 Clerk's Report

None received.

173/13 To consider current Planning Applications:-

RESOLVED TO OBJECT

i) EPF/2441/13 – Mr Brown, 185 High Street, Ongar

Erection of a four bedroom dwelling with attached garage and basement.

Ongar Town Council objects to this application as access to the site is limited and the development proposed would result in a very significant increase of vehicular traffic using the very narrow shared access which does not allow two way traffic and abuts directly onto the very busy High Street. The entry point is very restrictive and has poor sight lines. The previous use as a Bank latterly employed very few people and while the Town Council would support residential use it strongly feels that parking is already at its safe maximum and that any increase would be detrimental to public safety. The Council also has concerns about the design of the proposed building and its location. In the event of permission being granted we would seek an assurance that the building line will not extend beyond the boundary of the nearby Sainsbury Car Park and have concerns about the basement as local knowledge indicates that this may result in an excavation below the winter water table level. The Council note that a tree possibly shown on the submitted plan appears to have been recently felled.

n.b: The Council felt that the submitted drawings and CAD representation fell short of the standard needed to properly assess the interior design of this application and were disappointed that no Design and Access statement was provided as this might have addressed some of the concern felt about this application.

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ii) EPF/2442/13 – Mr Brown, 185 High Street, Ongar

New proposed second floor over former bank premises (inc raising roof) to provide ground floor retail unit and 2 x two bed flats above.

Ongar Town Council objects to this application as access to the site is limited and the development proposed would result in a very significant increase of vehicular traffic using the very narrow shared access which does not allow two way traffic and abuts directly onto the very busy High Street. The entry point is very restrictive and has poor sight lines. The previous use as a Bank latterly employed very few people and while the Town Council would support residential use it strongly feels that parking is already at its safe maximum and that any increase would be detrimental to public safety. Given the location in the Ongar conservation area and an adjacent listed property the Town council feels that an additional storey to the building at its frontage would unduly detract from the street scene and that increased height to this narrow building would result in a disproportionate interruption to an otherwise coherent street scene where the building presently bridges the higher and lower buildings adjacent to it.

n.b: The Council was disappointed that no Design and Access statement was provided as this might have addressed some of the concern felt about this application.

RESOLVED NOT TO OBJECT but to comment

i) EPF/2517/13 & EPF/2523/13 – Mr D Rona, Dyers, Stanford Rivers Road, Ongar

Alterations to house windows and side extension. Removal of existing garage and replacement with new garage. Removal of conservatory.

Grade II listed building application for alterations to house windows and side extension. Removal and replacement of existing garage with a cart lodge style garage. Removal of conservatory.

Ongar Town Council does not object to these applications subject to confirmation that the EFDC listed buildings or conservation officer is in approval of the works.

174/13 Planning Applications for information only were noted:-

i) EPF/2507/13 - Bloor Homes Eastern, Basons Yard, Ongar

Application for approval of details reserved by condition 5 'Tree Protection Plan' of planning permission EPF/0461/13. (Redevelopment of hand car wash site including demolition of existing structures and hard standing and erection 14 no dwellings, including garages, parking, roadway, drainage and all ancillary works).

ii) EPF/2537/13 – Bloor Homes Eastern, Basons Yard, Ongar

Application for approval of details reserved by condition 18 'Demolition Survey & Mitigation Survey', Condition 20 'Wall Construction & Landscape Details' and condition 22 'Education Improvements' of planning permission EPF/0461/13. (Redevelopment of hand car wash site including demolition of existing structures and hard standing and erection of 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.)

175/13 The decisions of EFDC on recent applications were noted:-

i) EPF/2133/13 – Mr Benson, The Coach House, St Martins Mews, Ongar

Rear extension.

WITHDRAWN

176/13 Bus Shelters

It was **AGREED** to purchase a metal bench to be installed by OTC outside staff inside the bus shelter which is situated opposite the Nature Reserve.

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177/13 Community Right to Bid

After discussion the Clerk was asked to obtain further information with regard to this matter. Cllr Jackman reported that this scheme is effective.

178/13 Unlisted items for consideration at forthcoming meetings.

- Street lighting not working on footpath behind Kilnfield, Ongar.
- Stondon Road & Longfields - unemptied litter bin.
- Letter of congratulations to be sent to former Essex County Councillor G. McEwen.

The meeting closed at 8.04pm

Signed:

Chair of the Planning & Environment Committee

Date: