

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF  
ONGAR TOWN COUNCIL HELD ON  
THURSDAY 20<sup>th</sup> FEBRUARY 2014 AT 7.30PM**

**PRESENT:**

Councillors:	B. Surtees (Chair)	D. Gambardella	A. Kaye
	C. Knights	F. Knights	D. Roberts
	J. Rushton		

Officers: E. Gough

**205/13 Apologies for absence**

Apologies for absence were received from Cllr Jackman who was attending meetings for EALC.

**206/13 Declarations of personal and/or prejudicial interest**

None received.

**207/13 Public participation session with respect to items on the agenda**

No matters raised.

**208/13 Minutes of the meetings of the 6<sup>th</sup> February 2014**

The minutes of the meeting held on 6<sup>th</sup> February 2014 were agreed subject to one minor amendment.

**209/13 Matters arising from the previous minutes**

None received.

**210/13 Clerk's Report – On items of information that are not an agenda item**

None received.

**211/13 To consider current Planning Applications:-**

**RESOLVED NOT TO OBJECT but comment:**

- i) EPF/0111/14 – Mr J McLaren, 5 Great Stony Park, High Street, Ongar**  
Conversion of outbuilding into ancillary accommodation in association with existing house.  
Ongar Town Council do not object to this application but would request that conditions be applied to prevent this development being used as an independent dwelling.
- ii) 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).  
Ongar Town Council do not object to this application subject to the proposed details and finishings being approved by the planning officer.

**212/13 To note the decisions of EFDC on recent applications:**

- i) **EPF/2517/13 – Mr Rona, Dyers, Stanford Rivers Road**  
Alterations to house windows and side extension. Removal of existing garage and replacement with new garage. Removal of conservatory.  
**WITHDRAWN**  
*Ongar Town Council did not object to this application subject to confirmation that the EFDC listed buildings or conservation officer was in approval of the works.*
- ii) **EPF/2550/13 – Mr Mullender, Wren Hall, 152 High Street**  
Conversion of Wren Hall from business use to 2 residential units requiring the vertical division of the building internally, with three new staircases. Installation of two additional windows and one door to the front elevation. Replacement of existing rooflights on rear elevation with sliding velux-style windows.  
**WITHDRAWN**  
*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.*
- iii) **EPF/2580/13 – Mr Mullender, Wren Hall, 152 High Street**  
As above.  
**WITHDRAWN**
- iv) **EPF/2441/13 – Mr M Brown, 185 High Street**  
Erection of a four bedroom dwelling with attached garage and basement.  
**REFUSE PERMISSION**  
*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.*
- v) **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.  
**REFUSE PERMISSION**  
*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.*

- vi) **EPF/2512 – Mr K Hubbard, Greengates, Drapers Corner, Ongar**  
Proposed detached garage and low wall and railings and timber gates.

**REFUSE PERMISSION**

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

**213/13 Wire Fence alongside the Old Allotment Site, High Street, Ongar**

The EFDC enforcement surveyor is contacting the owner of the old allotment site to seek the repair of the damaged wire fence which is proving a hazard to pedestrians.

**214/13 Bollard Light along the footpath at corner of Brentwood Road/Stondon Road (opposite The Stag public house)**

The replacement street light and associated works should be completed shortly.

**215/13 Bus Shelters**

- Agreement has been received from Essex County Council Highways for the Council to replace the existing bus shelter at the Epping bound Great Stoney bus stop with a new larger version. It was **AGREED** that the Clerk arrange a site visit with the preferred contractor to agree the exact specification of a shelter, if possible in the 'Ruby anti-vandal' style or similar, before placing an order. This work to be initiated before the end of this financial year.
- It was **AGREED** to refurbish the existing bus shelter outside Zinc Arts as per quote received from preferred contractor and the Clerk was requested to place an order immediately.

**216/13 Unlisted items for consideration at forthcoming meetings.**

A councillor raised an item regarding permitted development. This item will be put on the next Planning and Environment committee meeting agenda.

The meeting closed at 8.00pm

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

**Date:**