

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

**PRESENT:**

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

Officers: E. Gough  
Also present: Two members of public  
David Jackman (press)

**226/13 Apologies for absence**

Apologies for absence were received from Cllrs D. Roberts, D. Gambardella and A. Wingfield. The Chairman, on behalf of the Council, extended best wishes to Cllr Roberts for a speedy recovery.

**227/13 Declarations of personal and/or prejudicial interest**

Cllr P. Gode declared a personal non-prejudicial interest as a member of Epping Forest District Council.

**228/13 Public participation session with respect to items on the agenda**

One member of the public was present but did not wish to address the committee. One member of the public expressed his own and neighbours strong concerns with regard to item 229/13 (i).

**229/13 To consider current Planning Applications:-**

**RESOLVED TO OBJECT and comment:**

**The Council had heard from a neighbour and also considered eighteen written representations:-**

**i) EPF/0305/14 – Mr Mrs Manning, 3 Coopers Mews, Coopers Hill**

First floor extension above existing single storey element, loft conversion with front and rear dormer windows and alterations to external façade.

*Ongar Town Council strongly objects to this application which would result in inappropriate massing and consequent detriment to the street scene and to the occupiers of neighbouring properties both in Coopers Mews and Green Walk. The property has already been extended and further enlargement is not sustainable in terms of amenity in the very restricted mews where there is difficult or inadequate vehicular access and already existent difficulties associated with parking and access for larger trade vehicles. This development increases habitable space and must inevitably lead to an increase in the number of vehicles associated with the property. The access to the main road is difficult and exacerbated by the narrowness of the Mews. The Council heard representations from neighbours who assert that the dimensions of the plot shown on the block plan are inaccurate and misleading and feel that this matter should be addressed prior to the final adjudication of this application.*

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

- ii) **EPF/0429/14 – DM Property Management, Great Stony Park**  
Great Stony Conservation Area – 3 Horse Chestnuts – fell; 1 Maple – reduce crown by approx.3m.  
*Ongar Town Council do not object to this application subject to EFDC arboricultural officer's approval.*

**RESOLVED NOT TO OBJECT:**

- iii) **EPF/0317/14 – Mr J Burling, 51 Fyfield Road**  
Proposed single storey front extension.

**230/13 To note for information only works to trees in conservation areas:-**  
**EPF/0363/14 – Mrs L Holbrook, 4 Bushey Lea**  
Remove two ornamental trees.

**231/13 Minutes of the meeting of 6<sup>th</sup> March 2014**

The minutes of the meeting held on 6<sup>th</sup> March 2014 were reviewed and after one amendment agreed as a true record and signed by the chairman.

**232/13 Matters arising from the previous minutes**

EPF/2571/13 - Allotment Ground to rear of 1-11 Rodney Road and 2-22 Fairfield Road Ongar

Additional comments on this planning application were forwarded to EFDC Planning after further information was received concerning the state of the drains serving this area and also concerns about the efficiency of the sewage and drainage pipes in adjacent streets.

**233/13 Clerk's Report** – on items of information that are not an agenda item.

**Junction of High Street and Greensted Road**

White lining works have been carried out.

**Work to Highways/traffic and pedestrian inconvenience - Ongar High Street/Great Lawn**

The Council has received information from Essex Highways who will contact the contractor who carried out the reinstatement works. It is noted that the reinstatement work surrounding the manhole or access point has been inspected and is sub-standard. This is to be rectified by the contractor.

**234/13 To note the decisions of EFDC on recent applications:**

- i) **EPF/0203/14 – Mr C Loach, 19 Bowes Drive**  
Certificate of lawful development for a proposed garage to side. **LAWFUL**  
*Ongar Town Council had no power to object to this application for a permitted development certificate. It was wrongly included in the weekly list and has been determined by the planning officer. Unfortunately this error led to incorrect information about the opportunity for neighbours to respond 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.*
- ii) **EPF/2690/13 – Mr R Richardson, 32 St Peter's Avenue**

Variation of conditions 3 and 4 of planning permission EPF/08 (Change of use from A1 to A3 café/tea shop) to extend opening hours until 21.00 and to permit takeaway use. A1 to A3 café/tea shop) to extend opening hours until 21.00 and to permit takeaway use.

**GRANT PERMISSION**

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

**235/13 Parking issues in Glebe Road**

After considering the request from a resident for assistance with an ongoing parking issue, it was **AGREED** to write to Essex County Councillor Mrs M. McEwen with copies to Essex County Council Highways Department and to local District Councillors as members of the Highways panel.

**236/13 Footpaths**

In view of pressure of business this item was deferred until next Planning & Environment committee meeting.

**237/13 Bus shelters**

A new bench has been installed inside the bus shelter opposite the Nature Reserve in the High Street.

Confirmation of the date for commencement of work to renovate the bus shelter outside Zinc Arts is awaited.

Following a site visit and discussion with the contractor a quotation and specification are awaited for the installation of a new, larger replacement shelter opposite Great Stony Park.

**238/13 Unlisted items for consideration at forthcoming meetings**

A councillor reported on the condition of pedestrian crossing white lining. This matter to be added to the next Planning & Environment agenda.

The meeting closed at 8.10pm.

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

**Date:**