

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF
ONGAR TOWN COUNCIL HELD ON
THURSDAY 22nd MAY 2014 AT 7.15PM**

PRESENT:

Councillors:	B. Surtees (Chair)	S. Adcock	D. Gambardella
	S. Jackman	A. Kaye	R. Prosser
	D. Roberts	J. Rushton	

Officers: E. Gough
Press: D. Jackman

01/14 Apologies for absence

Apologies were received from Cllrs P. Gode, C. Knights & F. Knights.

02/14 Declarations of personal and/or prejudicial interest

None made.

03/14 Public participation session with respect to items on the agenda

Two members of the public attended in support of item 07/14 (vi)
Six members of the public attended in objection to item 07/14 (vi)

It was **AGREED** to bring forward agenda item 07/14 (vi) in view of public interest.

It was RESOLVED TO OBJECT to this application – unanimous vote received.

EPF/0949/14 – Mr K Alder-Barber, Highfield, High Street, Ongar

Demolition of existing bungalow. Construction of 6 no. one and two bedroom apartments in a single block with access and car parking.

Ongar Town Council objects to this application which substantially affects the street scene by reducing the effective break between the large Zinc and Tolpuddle House properties and the residential area of Mayflower Way and Great Lawn.

The Council is concerned by the height of the proposed development and does not feel that the photographic illustration of the proposed building necessarily gives an accurate and adequate impression of the effect on the street scene.

There is concern about increased traffic entering and leaving the proposed development which will clearly be very much in excess of the original use as a single dwelling and notes that a suggestion that current use as an office leads to 8 vehicles using the site is contested by neighbours. Parking is also problematic as there seems to be very little or no visitor parking or facility for delivery vehicles. Associated with this are concerns about noise and other pollution affecting nearby properties.

The suggested location of the bin store also poses the possibility of nuisance to the neighbouring property. This would be acceptable for a single dwelling but not for the number of households proposed by the developer.

The Town Council is not convinced that the development would not adversely affect neighbours who fear overlooking and other problems. The existing modest building is appropriate and has a mass and footprint appropriate to its location and should be retained.

04/14 To agree the minutes of the meeting of the 8th May 2014

The minutes of the meeting held on 8th May were agreed as a true record and signed by the chairman.

05/14 Matters arising from the previous minutes

Clarification on resident's complaint with regard boulders on verge outside property along

Brentwood Road. Clerk establishing whether grass verge is ECC Highways or residential curtilage before any action can be taken.

In response to a resident's enquiry the unkempt verge at the junction of Stondon Road and Brentwood Road has been reported to ECC Highways.

06/14 Clerk's Report

Ongar have joined forces with North Weald to require ECC to refresh the markings on pedestrian crossings where marking is worn and unclear.

07/14 To consider current Planning Applications:-

RESOLVED NOT TO OBJECT:

- i) **EPF/0575/14 – Mr M Bowerfield, 16 Stanley Place, Ongar**
Proposed loft conversion.
- ii) **EPF/0776/14 – Mr J Biston, 54 The Gables, Ongar**
Single storey orangery style UPVC conservatory to rear.
- iii) **EPF/0890/14 – Mr P O'Malley, 75 Longfields, Ongar**
Two storey side extension single storey front and rear extensions.

RESOLVED NOT TO OBJECT but comment:

- iv) **EPF/0787/14 – Mr L Degani, 42 Great Stony Park, High Street, Ongar**
Replace existing glazed conservatory roof with a new tiled roof.
Ongar Town Council do not object to this application subject to the approval of the EFDC Conservation Officer.
- v) **EPF/0856/14 – Mr G Scott, Coopers, 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.
Ongar Town Council supports the protection of the trees within the site and the preparation of a mitigation strategy for when works are carried out.

08/14 To note the decisions of EFDC on recent applications:

None received.

09/14 To note deemed permission of EFDC on following application:

EPF/0946/14 – Mr R Carvell, Hill Crest, Toot Hill Road, Ongar
Certificate of lawful development for a proposed outbuilding.

10/14 To note withdrawn application:-

EPF/0352/14 – Mr E Bartlett, 204 High Street, Ongar
Grade II listed building consent to remove existing roof tiles, lay felt on roof joints and re-tile using existing slate where possible.

11/14 Correspondence concerning current permitted development regulations

It was **AGREED** that in the absence of any response to the Council's correspondence that a letter be written to Chief Executive at EFDC regarding this matter.

12/14 Progress report on refurbishment of bus shelters

The new shelter is under construction and other works are scheduled for the summer.

13/14 Budget report

The committee budget as at end of April 2014 was noted.

14/14 Terms of Reference

This item was deferred until the next committee meeting due to lack of time.

15/14 Unlisted items

A councillor reported overgrown vegetation around the Greensted play area. Councillors felt this was a serious matter and instructed the Clerk to ascertain the ownership of the land and ask for work to be carried out. Also to liaise with the police in view of the lack of openness of this area adjacent to the playground.

The meeting closed at 8.05pm.

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

Date: