

Planning & Environment Committee Meeting 23.1.14

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF ONGAR TOWN COUNCIL HELD ON THURSDAY 23rd January 2014 AT 7.15PM

PRESENT:

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

Officers: E. Gough

Also present: David Jackman (press)
 ECC Cllr M McEwen
 Two members of the public

179/13 Apologies for absence

Apologies for absence were received from Cllrs Gambardella and Richardson.

180/13 Declarations of personal and/or prejudicial interest

Declarations of non-prejudicial interest were received from Cllr Surtees with regard to items 185/13 iii & (iv).

181/13 Public participation session with respect to items on the agenda

Two members of the public were present to voice their objections to item 185/13 (iv).

- The space between the pairs of semi-detached houses is limited and for ease of entry into vehicles the width of the shared drive is necessary.
- If given permission this could become a precedent leading to a terracing effect on what has always been an open aspect estate.
- Concerned about the finish of a pre- fabricated building and the loss of light to both 19 Bowes Drive and 21 Bowes Drive as the plans clearly indicate that the windows to the part of No.19, originally the kitchen and lobby will be obscured by the proposed building with partial blocking of the windows of No.21.

182/13 Minutes of the meeting of the 9th January 2014

Approval of the minutes of the meeting held on the 9th January 2014 was deferred until next meeting.

183/13 Matters arising from the previous minutes

Deferred until next meeting.

184/13 Clerk's Report

Wildlife and Countryside Act 1981, section 53

The Essex County Council Definitive Map Modification No.546 (Bridleways 24 and 26 and Footpaths 22, 30 and 31 Ongar, Epping Forest District) Order 2013

This order modifies the Definitive Map which is available for public inspection in the office and also available on line.

185/13 To consider current Planning Applications:- RESOLVED NOT TO OBJECT:

i) EPF/2690/13 – Mr R Richardson, 32 St Peters Avenue, Ongar

Variation of conditions 3 and 4 of planning permission EPF/0267/08 (Change of use from A1 to A3 café/tea shop) to extend opening hours until 21.00 Monday to Saturday.

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RESOLVED NOT TO OBJECT but to comment:

ii) EPF/2550/13 – Mr G Mullender, Wren Hall, 152 High Street, Ongar

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 roof lights on rear elevation with sliding Velux style windows.

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 G Mullender, Wren Hall, 152 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 three new staircases.

Ongar Town Council has no objection to this application provided that EFDC listed building or conservation officer is in approval of the works.

RESOLVED TO OBJECT:

iv) EPF/2209/13 – Mr C Loach, 19 Bowes Drive, Ongar

To install a pre-made concrete garage on the side of the house.

Ongar Town Council shares the concerns of local residents about this application which, if granted, would severely limit access across the shared driveway which is a feature of the Bowes estate. The space between the pairs of semi-detached houses is limited and for ease of entry into vehicles the width of the shared drive is necessary. The effect of granting this application for a house that has already been extended would almost certainly be an increase in on-street parking which is already a problem in this area. The erection of a concrete garage would have a strong negative on the impact on the street scene and could become a precedent leading to a terracing effect on what has always been an open aspect estate. This council is also concerned about the finish of a pre-fabricated building and the loss of light to both 19 Bowes Drive and 21 Bowes Drive as the plans clearly indicate that the windows to the part of No.19, originally the kitchen and lobby will be obscured by the proposed building with partial blocking of the windows of No.21.

186/13 To note the decisions of EFDC on recent applications:

i) EPF/1995/13 – Mr L Fellows, Just Gents, 174 High Street, Ongar

Grade II listed building consent for installation of air conditioning units.

Ongar Town Council objected to this application. **REFUSE LISTED BUILDING CONSENT**

ii) EPF/2015/13 – Mr K Chessman, 112 Longfields, Ongar

Single storey side extension incorporating garage conversion.

GRANT PERMISSION

Ongar Town Council did not object to this application.

iii) EPF/2367/13 – Mr A McKenzie, Manor House, 166 High Street, Ongar

Change of use from annexe to residential flat.

GRANT PERMISSION

Ongar Town Council did not object to this application but requested that conditions be applied to any consent to prevent this dwelling being sold as an independent dwelling without further approval.

iv) EPF/2392/13 – Mr S Shami, 212 Ongar High Street, Ongar

Replacement of 3 no. windows to rear elevation and enlarging one window.

REFUSE PERMISSION

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- v) **EPF/2393/13 – Mr S Shami, 212 Ongar High Street, Ongar**
Grade II listed building application for replacement of 3 no. windows to rear elevation and enlarging one window.
REFUSE LISTED BUILDING CONSENT

- vi) **EPF/2395/13 – Mr S Shami, 212 Ongar High Street, Ongar**
Grade II listed building application for replacement of 3 no. windows to rear elevation.
GRANT LISTED BUILDING CONSENT

iv), v), vi)) – Whilst not objecting to any of these applications Ongar Town Council will only approve alterations meeting the approval of the listed buildings officer. We would further ask that consideration be given to the possibility of the left and right windows being designed in a way that gives them equal dimensions so as to enhance the symmetry of the exterior of the building.

- vii) **EPF/2200/13 – Mr Carvell, Hill Crest, Toot Hill, Ongar**
Removal of single storey rear extension and proposed two storey rear extension, loft conversion (involving raising of ridge and front and rear dormers) and extension of front porch).
GRANT PERMISSION
Ongar Town Council did not object to this application.

- viii) **EPF/1549/13 – Mr K Rexha, Former allotments, Coopers Hill, Ongar**
Change of use to car wash and valeting facility (Sui Generis). Provision of car wash building and office building, new surfacing and waiting area. New gates, upgraded access and retention of existing access and landscaping.
REFUSE PERMISSION
Ongar Town Council strongly objects to this application which threatens highway safety. Whilst recognizing the value of the applicants business, the effect on the street scene and the mass of the proposed building together with environmental factors concerning protected species and the green belt status of the site mean that this is an unsupportable application.

187/13 Bus Shelters

It was noted that a metal bench has been ordered to be installed inside the bus shelter which is situated opposite the Nature Reserve.
Additional information and quotes to be obtained to replace two bus shelters in the High Street.
Clerk awaiting response from ECC Highways as to whether one of the existing shelters could be extended or additional seating provided.

188/13 Footpaths

This item deferred until next committee meeting.

189/13 Anti-social behaviour in car park adjacent to Leisure Centre

This item deferred until next committee meeting.

190/13 Unlisted items for consideration at forthcoming meetings.

None received.

The meeting closed at 8.05pm

Signed:

Chair of the Planning & Environment Committee

Date: