

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF
ONGAR TOWN COUNCIL HELD ON
THURSDAY 23rd OCTOBER 2014 AT 7.00PM**

PRESENT:

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

Officer: E. Gough (Admin Assistant)

Public: Thirteen members of the public

Two additional members of the public joined the meeting at 7.30pm and 7.31pm

Press: One member of press

113/14 Apologies for absence

Apologies received from Cllr F. Knights.

*Cllrs Gode and Wingfield joined the meeting at 7.10pm

114/14 Declarations of personal and/or prejudicial interest

Cllrs B. Surtees and P. Gode declared personal non-prejudicial interests as members of Epping Forest District Council.

115/14 Public participation session with respect to items on the agenda

Thirteen members of the public attended the meeting to object to the planning application EPF/2124/14 under agenda item 119/14 (i). The members of the public did not wish to address the committee.

It was **AGREED** to bring forward agenda item 119/14 item (i) in view of public interest.

- i) EPF/2124/14 – Mr D Kaktovics, Allotment Ground to rear of 1-11 Rodney Road and 2-22 Fairfield Road, Ongar
Proposed 2 new four bedroom detached houses with attached garages, with associated parking and gardens.

Ongar Town Council objected to the original application for this site principally because of the serious concerns members felt about road safety, parking, access and emergency access together with land drainage and sewerage problems which are known to be considerable in this area. The Town Council notes the responses of agencies concerned with these matters, but is not re-assured. It is not felt by the Town Council that the revised design and layout of the development materially reduces the likely impact on the road safety, drainage and sewerage deficits that nearby residents already endure and which will be exacerbated if this development is permitted. The Town Council feel that the assessment by the Highway Authority is inadequate and have taken the unusual step as requesting that it be reconsidered in the light of local experience and the difficulty of accessing the development site by a narrow entry at right angles to the highway. The Town Council has received representations from residents about other matters including massing, overlooking, wildlife and denial of light. These are matters which this Council is sure the planning officers will assess carefully, and bases its decision to object most strongly to this application on the safety, parking, sewerage and drainage issues which are all of considerable concern to the local community.

In the event of permission being granted for this development Ongar Town Council would ask that the wildlife protection condition proposed by Countrycare be extended to include reptiles and amphibians which are known to be present in the area. The Council is also concerned about waste collection and would like an assurance that if permission is granted the collection point will not be at the junction of the access road and Rodney Road.

116/14 To agree the minutes of the meeting of the 25th September 2014

The minutes of the meeting held on 25th September were agreed as a true record and signed by the chairman.

117/14 Matters arising from the previous minutes

None received.

118/14 Clerk's Report

The clerk distributed the ECC/Epping Forest District Local Highways Panel – Proposed Scheme List 2014-15 (Version 17)

119/14 To consider current Planning Applications:

RESOLVED NOT TO OBJECT to the following applications:-

- i) EPF/2211/14 – Mr D Perry, 64 Cripsey Avenue, Ongar
Proposed new dwelling and formation of additional vehicular crossover and driveway across amenity green.
- ii) EPF/2225/14 – Mr R Courtneil, Somerleaze, Chelmsford Road, Ongar
Detached garage (revised application to EPF/1060/14).
- iii) EPF/2273/14 – Ms E Barry, 1 New House Farm Cottage, Stondon Road, Ongar
Two storey side and single storey front extensions.
- iv) EPF/2185/14 – Mr J Doherty, Essex Fire & Rescue Service, Fire Station, Ongar
Erection of an additional 2m high communication aerial/antenna on the rear elevation of the existing fire station building.
- v) EPF/1926/14 – Mr Pretlove, Land between Gables & Hillside House, Mutton Row
Use of land for a detached 3 bedroom dwelling and a detached garage.
- vi) EPF/2175/14 – Mr D Rona, Dyers, Stanford Rivers Road, Ongar
Removal and replacement of existing garage (already approved) with a cart lodge style garage to be rotated to face the main road. Existing Thru Driveway shown on plans.
- vii) EPF/2179/14 – Mr D Rona, Dyers, Stanford Rivers Road, Ongar
Application for Grade II listed building – removal and replacement of existing garage.
- viii) EPF/2199/14 – Mr & Mrs Grahame Riordan, 120 Moreton Road, Ongar
Removal of existing buildings and erection of single dwelling house, including replacement of two existing vehicular accesses with one.

RESOLVED TO OBJECT to the following applications:-

- ix) EPF/2223/14 – Mr Mohammed Mukim Uddin, 20 St Peter's Avenue, Ongar
Variation of Condition 4 'Opening Times' of planning application EPF/2298/12 to allow extended opening hours Monday-Thursday 11.00-22.00, Friday-Saturday 11.00 – 23.00 and Sundays and Bank Holidays 11.00-22.00 (Change of use to allow the premises to be used as a take away (Class A5) – revised application).

Ongar Town Council strongly objects to this application is aware of considerable Anti-Social behaviour in the area of the applicant's business and of litter in the surrounding area. While it is not felt that these matters are solely connected with the applicants business they do cause considerable concern to neighbours. Any extension to opening hours beyond those granted on appeal in 2013 would increase the likelihood of noise and inappropriate behaviour. The currently permitted hours are in line with those permitted for other take away outlets in residential areas of Ongar and if any amendment is granted a precedent could be established to the detriment of other areas where take away businesses are close to habitations.

- x) EPF/2248/14 – Mr R Jackson, 2 Great Lawn, Ongar
Two storey front extension, single storey rear extension, rear dormer and roof alterations.

Ongar Town Council objects to this application on the grounds that it is out of scale with surrounding properties. The pitched roof proposed for the front of the property is inappropriately massive and could cause a precedent for other development that could considerably alter the street scene. Councillors were also concerned about the effect of the additional height to the rear of the proposed development and believe that the overall effect of this proposal would be to overdevelop the carefully designed and long established street scene in this area.

120/14 To note the following TPO application:

- i) EPF/2342/14 – Mrs Clarke, 2 Fairbank Close, Ongar
TPO/EPF/06/98: Oak – crown lift to 4m.

121/14 To note (for information) the following application:

- i) EPF/2100/14 – Mr J Reynolds, Redcot, 3 Sandon Place, Ongar
Application for approval of details reserved by condition 4 ‘Wheel Washing’ of planning permission EPF/1344/14 (proposed new bungalow).
- ii) EPF/2291/14 – Bloor Homes Eastern – Mr A Garnham, Basons Yard, High Street
Application for approval of details reserved by condition 14 ‘Land Contamination’ of planning permission EPF/0461/13. (Redevelopment of hand 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.)

122/14 To note the decisions of EFDC on recent applications:

- i) EPF/1625/14 – Mr & Mrs Janing, Ashcroft, Chelmsford Road, Ongar
Certificate of Lawful Development of existing conservatory. **LAWFUL**
Ongar Town Council had no objection to this application.
- ii) EPF/1443/14 – Mr M Brown, 185 High Street, Ongar
Erection of new second floor and conversion and alteration of a former bank premises retaining the A2 financial and professional use on the ground floor with two flats above. Provision of 5 car spaces at the rear (revised application to EPF/2442/13). **GRANT PERMISSION**
- iii) EPF/1779/14 – Mrs J Marry, 12 St James Avenue, Ongar
Addition of the pitched roof over the garage and along the front façade of the house. **GRANT PERMISSION**
Ongar Town Council had no objection to this application.
- iv) EPF/1791/14 – Mr K Alder-Barber, Highfield, High Street, Ongar
Demolition of existing bungalow. Construction of 6 x one and two bed apartments in a single block with access and car parking (revised application).

GRANT PERMISSION

Ongar Town Council Ongar Town Council reiterated their objection 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 notes that this has been increased in the revised application. 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. Ongar Town Council endorses the objection of EFDC officers concerning the almost total lack of amenity space envisaged by the current application Suggested location of the bin store poses the possibility of nuisance to the neighbouring property. This could be considerable given the number of households proposed by the developer. The Town Council is convinced that the development would 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. The Town Council does not agree that the proximity of Tolpuddle House blights the existing dwelling and believes that this would have been a material consideration at the time planning permission was granted for that building. In summary the Town Council is strongly against this revised application which does little to assuage the concerns felt earlier about massing effect on neighbours, detriment to the street scene and lack of amenity space. If the present building is to be lost a smaller and carefully designed development could well prove to be a positive contribution in terms of design and additional accommodation. This application is for a building that

is too big and too constrained to be appropriate for the site.

123/14 Planning application ‘way forward’ proposals

It was **AGREED** that the Clerk request formal clarification from EFDC planning with regard to this matter.

Cllr Prosser left the meeting at 7.50pm

124/14 Disused telephone box St Peter’s Avenue

It was unanimously **AGREED** not to object to the removal of the disused telephone box situated in St Peter’s Avenue.

125/14 Bus shelter adjacent to Four Wantz roundabout

The contractor has failed to give an installation date despite enquiries by the clerk.

126/14 Road works in Ongar High Street

It was noted that ECC has displayed notices of the forthcoming road closure and have also notified nearby residents in the vicinity of the closure. Councillors are aware that the small notices may not be sufficient to warn road users.

127/14 CCTV Licence Agreement – St Peter’s Avenue

It was **AGREED** that the Clerk to the Council sign the EFDC Licence Agreement for grossment by the EFDC’s solicitor.

128/14 Street Lighting

It was **AGREED** that a working party consisting of Cllrs Surtees, Gode and Kaye meet to discuss the way forward with the street lighting maintenance problems.

Due to lack of time it was **AGREED** to defer the matter regarding a quote for the six year electrical testing on all Council owned street lighting column to the next Planning & Environment meeting.

129/14 Open Forum

The council’s attention was drawn to difficulties of bus services in the Ongar area. Officers will record all complaints communicated to the office by residents.

The meeting closed at 8.00pm.

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

Date: