

**MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING OF
ONGAR TOWN COUNCIL HELD ON
THURSDAY 26th JUNE 2014 AT 7.30PM**

PRESENT:

Councillors:	B. Surtees (Chair)	S. Adcock	P. Gode
	A. Kaye	C. Knights	F. Knights
	R. Prosser	D. Roberts	J. Rushton
Officers:	E. Gough		

31/14 Apologies for absence

Apologies were received from Cllr S. Jackman, D Gambardella and A. Wingfield

32/14 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.

33/14 Public participation session with respect to items on the agenda

Mr Seager (APS Design) addressed the Council in support of item 37/14 i).

It was **AGREED** to bring forward agenda item 37/14

37/14 To consider current Planning Applications:-

RESOLVED NOT TO OBJECT:

- i) **EPF/1007/14 – Jordan Taylor Developments Ltd, 3 Cripsey Avenue, Ongar**
Conversion of the existing children's home into 4 residential units with associated amenity and parking.
- ii) **EPF/1142/14 – R Turner, 2 Green Walk, Ongar**
Proposed single storey front/side extension.
- iii) **EPF/1141/14 – P Hayes, Vacant Car Buying Co shop premises, 134 High St, Ongar**
Change of use from retail (Use Class A1) to estate agency (Use Class A2)
- iv) **EPF/1244/14 – Ms S Hearne, Land adjacent to Ashton House, Ongar**
Construction of new 3 bedroom family dwelling on currently vacant plot.

RESOLVED NOT TO OBJECT but comment:

- v) **EPF/1233/14 – Mr D Rona, Dyers, Stanford Rivers Road, Ongar**
Proposed alterations to house windows and side extension. Removal and replacement of existing garage with a cart lodge style garage. Removal of conservatory.
Ongar Town Council does not object to this application subject to approval by EFDC listed buildings officer.

vi) EPF/1261/14 – Mr D Rona, Dyers, Stanford Rivers Road, Ongar

Grade II listed building application for proposed alterations to house windows and side extension. Removal and replacement of existing garage with a cart lodge style garage. Removal of conservatory.

Ongar Town Council does not object to this application subject to approval by EFDC Heritage and Listed Buildings officer.

34/14 To agree the minutes of the meeting of the 5th June 2014

The minutes of the meeting held on 5th June were agreed as a true record and signed by the chairman.

35/14 Matters arising from the previous minutes

None received.

36/14 Clerk's Report

None received.

38/14 To note the decisions of EFDC on recent applications:

i) EPF/0262/14 – Mrs D Williams, The Old Cottage, Stanford Rivers Road, Ongar

Re-thatching of existing thatched roof with two new dormer windows to rear. Repair/renewal of oak posts supporting arcade roof with brick plinths, external works, recladding of existing garage and L-shaped extension.

GRANT PERMISSION

Ongar Town Council did not object to this application.

ii) EPF/0263/14 – Mrs D Williams, The Old Cottage, Stanford Rivers Road

Grade II listed building application for the re-thatching of existing thatched roof with two new dormer windows to rear. Repair/renewal of oak posts supporting arcade roof with brick plinths, external works, recladding of existing garage and L-shaped extension.

GRANT LISTED BUILDING PERMISSION

Ongar Town Council did not object to this planning application.

iii) EPF/0288/14 – Mr K Hubbard, Greengates, Draper's Corner, Ongar

Proposed low wall and railings and timber gates (revised application to EPF/2512/13).

GRANT PERMISSION

Ongar Town Council did not object to this planning application.

iv) EPF/0305/14 – Mr & Mrs C Manning, 3 Coopers Hill, Ongar

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

REFUSE PERMISSION

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.

v) EPF/0317/14 – Mr J Burling, 51 Fyfield Road, Ongar

Proposed single storey front extension.

GRANT PERMISSION

Ongar Town Council did not object to this planning application.

vi) EPF/2571/13 – Mr Kaktovics, Allotment Ground to rear of 1-11 Rodney Rd and 2 -22 Fairfield Rd

Proposed 4 new semi-detached houses: 3x3 bedroom houses with garages and 1x2 bedroom house, all with parking, gardens and access from Rodney Road.

REFUSE PERMISSION

Ongar Town Council has received many representations from members of the public and these largely concur with the feelings of councillors. The Council strongly objects to this development on the following grounds:

1. The massing and loss of amenity to residents will be considerable and it is noted that although not strictly a planning consideration, a covenant was entered into at the time the existing estate was built in order to protect residents from the kind of development represented by this application.

2. The proposals for rubbish collection and recyclable collection are inadequate for the constraints of the area so that the accumulation of sacks and bins would necessarily form a dangerous obstruction to the footpath at Rodney Road.

3. Access to the site is constricted and unsuitable for the additional vehicular traffic inevitably generated by a development of this size.

4. There is no possibility of safe access being provided given the width of Rodney Road and the inevitable additional difficulty anticipated if more than one vehicle needs access at one time, or a vehicle leaving coincides with one seeking entry.

5. There is a long section of the access road where it is impossible for vehicles of family car size to pass one another. This could lead to danger for pedestrians as well as inconvenience to motorists.

6. It is likely that if permission is granted there will be occupancy by families with children. The existing difficulties associated with Rodney and Fairfield roads would be exacerbated by this development and increase the danger to children playing in the area or accessing the new houses.

7. The design of the proposed buildings is such as to significantly alter the character of the area and impose loss of light to existing properties. While individual loss of amenity is not a major planning consideration, the overall effect of this development is likely to be unduly intrusive.

8. The sight lines at the entrance to the proposed development are very poor and there is no practicable way in which traffic or parking restrictions could ameliorate the inevitable difficulties for car and commercial vehicle users needing to access the site.

9. Plans to accommodate the needs of emergency vehicles appear to depend on there being no other traffic on the approach road at the time access is needed. This is unsatisfactory for a landlocked site.

10. Although the land covered by this proposal is not in current use it does have an amenity value as green space in an otherwise constricted residential area.

In addition to its objection Ongar Town Council asks that the Epping Forest District Council Tree Officer considers carefully the existing trees and proposed landscaping plans.

It has been drawn to the Council's attention that several residents believe the published plans to be inaccurate and draw this to the Planning Committee's attention.

The Council has also been informed that the original allotment or open space use of the land described in this application only ceased after access was denied by the owner.

- vii) **EPF/0353/14 – Mrs Lyall, 4 Battle Court, Ongar**
Replacement UPVC windows.
GRANT PERMISSION
Ongar Town Council noted this application.
- viii) **EPF/0676/14 – Insignia Signs, Royal Oak, High Street, Ongar**
Grade II listed building consent for hanging sign (illuminated LED trough lights) and 10x non-illuminated wall mounted signs.
GRANT LISTED BUILDING CONSENT
Ongar Town Council does not object to this application subject to approval by EFDC listed buildings officer.
- ix) **EPF/0675/14 – Insignia Signs, Royal Oak, High Street, Ongar**
Hanging sign (illuminated by LED trough lights) and 10x non-illuminated wall mounted signs.
GRANT PERMISSION
Ongar Town Council does not object to this application subject to approval by EFDC listed buildings officer.
- x) **EPF/0673/14 – Mr K Hubbard, Greengates, Drapers Corner, Ongar**
Certificate of lawful development for proposed construction of detached building.
NOT LAWFUL
Ongar Town Council noted this application.
- xi) **EPF/0652/14 – Mr G Mullender, Wren Hall, 152a High St**
Conversion of Wren Hall from business use to 2 residential units requiring the vertical division of the building internally with two new staircases. Installation of one concealed door to the front elevation. Replacement of existing roof lights on rear elevation with deeper roof lights.
GRANT PERMISSION
Ongar Town Council does not object to this application but shares concerns of local residents and the Parochial Church Council about the effect of parking St Martins Mews at times different to those typically occurring with the present business use of the premises. Councillors noted that the application indicated that the premises were difficult to let on a commercial basis. They were also aware that the offices are currently being advertised with an indication that the first floor would be available to rent in 2014.
- xii) **EPF/0653/14 – Mr G Mullender, Wren Hall, 152a High St**
Grade II listed building consent (as above)
GRANT LISTED BUILDING CONSENT
Ongar Town Council does not object to this application but shares concerns of local residents and the Parochial Church Council about the effect of parking St Martins Mews at times different to those typically occurring with the present business use of the premises. Also work to be carried out subject to approval by EFDC listed buildings officer.
- xiii) **EPF/0587/14 – Mr Berry, 9 Victoria Road**
Loft conversion with dormer window to front.
GRANT PERMISSION
Ongar Town Council does not object to this application.

xiv) EPF/0523/14 – Mr Mrs Belcher, 2 Great Stony Park

Demolition of existing detached garage, erection of new detached garage and erection of new boundary wall.

REFUSE PERMISSION

Ongar Town Council did not object to this application subject to approval of EFDC Conservation Officer.

39/14 Winter Salt Bag Partnership Scheme

It was **AGREED** that Ongar Town Council would participate in the 2014/15 scheme.

40/14 EFDC Summary of Existing Planning Protocol/Consultation

Due to lack of time this item was adjourned.

41/14 EFDC Parking Strategy Consultation

This item adjourned until EFDC's parking consultation has been completed.

42/14 Theydon Bois Parish Council application for the designation of a Neighbourhood Plan Area

This application was noted but it was felt that no comment was necessary.

43/14 Unlisted Items

A councillor reported that the fingerpost in the High Street adjacent to Wren House had been removed. Clerk to report to planning authority

The meeting closed at 8.05pm.

Signed:

Chair of the Planning & Environment Committee

Date: