

Chairman's Report - Planning Committee Meeting 16th April 2026 (Submitted 12/04/26)

Meetings

24/03/2026 – Shelley Walkaround (vice-chair in attendance with other OTC Cllr's and EFDC representatives). Full report has been circulated to councillors and EFDC update on actions from meeting have been placed in the Full Council meeting folder for Cllr review.

30/03/2026 – Chair met with Bettine, owner of Ongar Bridge Motors regarding the closure of the Ongar Bridge car park. Report submitted to clerk and already circulated. TBD @ full council.

10/04/2026 – Chair, vice-chair and multiple other Cllr's attended the ONPCG and OCRRAG (Ongar Chelmsford Road Residents Association Group) public meeting about the potential application for 250 homes by Bloor on the field behind Great Stony Park. A large number of residents attended (over 230 people) with standing room only. During the meeting, and through discussion afterwards, I was left in no doubt that there is a significant strength of feeling within the community that this land should not be developed. In the meeting I highlighted the role that OTC plays in the planning process (statutory consultee), that we are listening and hearing the communities views and I reassured the community that OTC would appropriately review and comment on the plans, once submitted, with the same thoroughness and attention to detail that we have done with the other recent major developments. I also invited members of the community, particularly the new resident's association, to engage with OTC as these plans come forward.

Correspondence

Currently arranging a meeting with Mary Dadd to further discuss above Bloor development proposals. I will update committee with outcome of meeting.

The vice-chair has challenged EFDC's approval (by delegated authority) of EPF/0244/26 Basons Yard, Unit 4 Basons Yard as it was not put forward to EFDC planning committee despite objection by OTC. Response currently pending.

The clerk has arranged a meeting with Bloor Homes at 8pm on 20th April (arranged at their invitation). This will occur in the OTC council offices. All councillors are welcome to attend, although note that it is a private meeting for OTC councillors only.

David Jackman (Everything Epping Forest) contacted the Clerk informing us that the Greensted Road Developers (ONG R5) have proposed the name Haycroft Gardens for the development with no local consultation. A quote was provided by the clerk stating "Ongar

Town Council have not yet been consulted on the name of the new Greensted Road development. OTC would welcome engagement from the developers so that this name reflects Ongar's rich history and local connections".

Update on major developments within Ongar

ONG R1 (South of A414, West of 4 Wantz, access from A414):

- Application (outline) submitted, awaiting consideration by EFDC Planning Committee. OTC OBJECTED

ONG R2 (South of A414, West of 4 Wantz, access from bus layby on high street):

- Application submitted, OTC OBJECTED. Plans currently being updated after public comments. Awaiting further engagement from developers on updated plans.

ONG R3 (Next to GP Surgery):

- Construction progressing rapidly

ONG R4 (North of A414, East of 4 Wantz, Persimmon development):

- Construction started, multiple recent applications to discharge various conditions. RA has noted various breaches of conditions that have been raised with case officer and appropriate EFDC departments. OTC monitoring this and working with RA.

ONG R5 (Greensted Road):

- Construction started, applications to discharge conditions previously noted.
- Update on potential name as above

ONG R6 (The Paddocks, on way to Stanford Rivers):

- Approved. Awaiting construction to commence.

ONG R7 (On exit from Ongar towards Kelvedon Hatch):

- No application submitted. Have had contact with developer and understand developer is not currently able to draw up detailed plans. Will continue to engage with developer. They have sought to form a community land trust as part of their proposals, although no further update on this.

ONG R8 (The Stag):

- Refused pending appeal. OTC OBJECTED.

Shelley redevelopment:

- Planning application has been withdrawn. OTC working with EFDC to highlight need for regeneration (see reports on walkaround above).

Fyfield Road Application (Two phases):

- Refused. OTC OBJECTED. Appeal not yet submitted but expected.

Bloor Homes Development (250 homes behind Great Stoney):

- No application submitted at present. Ongoing engagement with developers, ONPCG and new resident's association (OCRRAG)