



Minutes of the Planning Committee Meeting held on 16th April 2026 at 7.00pm at the Council Offices, Bansons Way, Ongar, CM5 9AS.

PLN55/26 Those present and apologies for absence

Members present: Cllrs Walton (Chairman), Barrell, Cole (part), Eydmann (part), Feetham, Gunn (part), Hollingum, Mendoza, O'Neill, Parr, Reay, Vaz.

Also present: Lorraine Ellis (Planning Clerk), Debra Murray (Town Clerk), 1 member of the press, no members of the public.

Apologies: Cllrs Regan, Roberts, Wingfield. District Cllrs Dadd & Keska.

Proposed Cllr Reay **Seconded** Cllr Barrell **Carried unanimously**

PLN56/26 Declaration of Interests

There were no declarations of interest on any items being discussed.

PLN57/26 Public participation

None, as there were no members of the public.

PLN58/26 Reports (maximum 5 minutes)

Reports circulated before the meeting. Brief discussion on report contents and any questions.

a) Chairs Report – meetings, issues and updates relevant to planning.

It was noted that the Chairs Report was circulated before the meeting and is attached. Cllr Walton provided three updates:

i) The Bloor Homes representatives have cancelled the meeting for Cllrs scheduled for 20/04/26 {item PLN66/26 a}).

ii) Meeting with Cllr Dadd on 13/04/26, to discuss co-ordination between ONPCG and OTC, which does happen.

iii) Would like to issue a Position Statement, based on recent public concern over proposed new developments; it will be drafted & circulated to Cllrs for comments, and then presented to the Committee for approval.

There were no questions from Cllrs on the Chairs report.

b) ONPCG – relevant planning matters and subcommittee.

It was noted that the ONPCG report was circulated before the meeting and is attached.

c) District Councillors – planning matters.

It was noted that Cllr Dadd's Report was circulated before the meeting and is attached. Cllr Walton provided a brief update from Cllr Dadd. There were no questions from Cllrs on either of the ONPCG or Cllr Dadd's reports.

PLN59/26 To approve the minutes of Planning Committee meeting of the 19th March 2026

Proposed Cllr Reay **Seconded** Cllr Barrell **Carried unanimously.** The minutes of the Planning Committee meeting held on 19th March 2026 were approved with no amendments and were signed by the Chairman.

PLN60/26 To note the following planning application decision:

Application Number	Location	Type and Proposal
EPF/0529/26	1 Kings Terrace, Fyfield Road, Ongar, CM5 0AB	Consent under Tree Preservation Orders TPO/EPF/08/04 T1: Ash - Crown reduce by up to 2.5m, as specified.
OTC Comment: The Council requests that the application is referred to the District Council's Tree Officer in order to ensure that no unnecessary work is undertaken.		

PLN61/26 The following planning application was considered:

It was noted that no correspondence has been received from residents on this planning application.

Application Number	Location	Type and Proposal
EPF/0661/26	64, Cripsey Avenue, Ongar, CM5 0AU	Householder planning permission Single storey front extension.
OTC Comment: No objection.		

PLN62/26 The following planning applications were noted for information only:

Application No	Location	Proposal
EPF/0562/26	Leo Cottage, 9 Greensted Road, Ongar, CM5 9LG	Certificate of Lawful Development for proposed single storey out building located to the rear of the garden.
EPF/0538/26	Linden Lodge, Stondon Road, Ongar, CM5 9BU	Single storey rear extension 4m in depth, with a maximum height of 3.22

PLN63/26 Review of the OTC Planning Tracker

The March planning decisions made by Epping Forest District Council (EFDC) were briefly discussed and noted. EFDC appear to have granted permission for application EPF/0244/26 despite OTCs objections. Cllr Reay has also written to EFDC, providing detailed information on OTCs objections and history on previous applications for the site. Update to be included on the next Planning Committee agenda.

PLN64/26 Meeting Dates for 2026/27

Propose that dates for the Planning Committee meeting from June 2026 to April 2027 are held on 1st and 3rd Thursdays of each month.

Proposed Cllr Reay **Seconded** Cllr Mendoza **Carried unanimously.**

It was noted that Cllrs Gunn & Edymann joined the meeting at the end of this item.

PLN65/26 Planning Committee Terms of Reference

Cllr Walton covered the proposed changes to the Planning Committee Terms of Reference and each one was either agreed, updated or refused. Grammatical changes were all accepted.

Propose to accept the revised draft Planning Committee Terms of Reference.

Proposed Cllr Reay **Seconded** Cllr O'Neill **Carried.** It was noted that Cllr Feltham voted against the proposal.

The revised draft Planning Committee Terms of Reference will be included at the next Full Council meeting for formal adoption.

It was noted that Cllr Cole joined the meeting towards the end of consideration of this item.

- PLN66/26 Correspondence**
- a) New Homes on land south of Chelmsford Road in Ongar**
The meeting arranged for Ongar Town Council on 20/04/26 for Bloor Homes representatives to discuss the proposals in more detail and answer any questions Cllrs may have, has been cancelled by them. Awaiting a new date.
- b) EPF/0244/26 Basons Yard, Unit 4 Basons Yard**
Cllr Reay has written to EFDC and asked why the application has been approved through delegated authority instead of decision made at a planning committee, when Ongar Town Council objected, citing a number of reasons.
- c) Greensted Road Development (ONG R5)**
Everything Epping Forest informed OTC that the developers for this site have proposed the name of "Haycroft Gardens" for the development, without any local consultation.
- PLN67/26 Any other Matters relating to Planning**
Cllr Mendoza asked if there was any update on the 10 TPO trees which have not been incorporated into the developers plans (EPF/1765/25). There is no update from the EFDC tree officer and Cllr Reay continues to follow-up.
- PLN68/26 Items for the next Planning Committee agenda**
- a) Position Statement {item PLN58/26 a) iii}**
- b) Update on EPF/0244/26 {items PLN63/26 & PLN66/26 b}**
- PLN69/26 Date of next meetings**
7th May and 21st May
- PLN70/26 To formally close the meeting:** Cllr Walton closed the meeting.

Meeting closed 7:53pm.

Signed by the Chairman: **Date:**.....