



Minutes of the Planning Committee Meeting held on 21st May at 7.00pm at the Council Offices, Bansons Way, Ongar, CM5 9AS.

PLN85/26 Those present and apologies for absence

Members present: Cllrs Walton (Chairman), Barrell, Eydmann, Feetham (part), Gunn, Hollingum (part), Reay, Regan, Roberts, Vaz, Wingfield.

Also present: Lorraine Ellis (Planning Clerk), Debra Murray (Town Clerk), 3 members of the press, 1 member of the public. District Cllr Dadd.

Apologies: Cllrs Cole, Mendoza, Parr.

Proposed Cllr Reay Seconded Cllr Eydmann Carried unanimously

It was noted that Cllr O'Neill has resigned from this committee.

PLN86/26 Declaration of Interests

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

PLN87/26 Public participation

None.

PLN88/26 Reports (maximum 5 minutes)

Report 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.

There were no questions on the report.

b) ONPCG – relevant planning matters and subcommittee.

It was noted that no report had been received from ONPCG.

c) District Councillors – planning matters.

It was noted that Cllr Dadd advised there was no report from her for the meeting.

PLN89/26 To approve the minutes of Planning Committee meeting of the 7th May 2026

Proposed Cllr Reay Seconded Cllr Wingfield Carried unanimously. The minutes of the Planning Committee meeting held on 7th May 2026 were approved with no amendments and were signed by the Chairman.

It was noted that Cllr Feetham joined the meeting at consideration of this item.

PLN90/26 The following planning application was considered (re-consultation)

It was noted that Cllr Hollingum joined the meeting at consideration of this item.

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

Application Number	Location	Type and Proposal
EPF/2446/25	Land to the West of Ongar, Ongar, CM5	Outline planning permission: Some matters reserved Outline Planning Application with all matters reserved except for access for up to 90 dwellings, parking, landscaping, drainage and associated infrastructure. (ONG.R1 - Allocated Site In Ongar). *REVISED DESCRIPTION (Increase of 5 Units), PLANS AND SUPPORTING DOCUMENTATION*
<p>Cllr Walton covered the applicants letter and OTC's planning consultants review of the revised application. Cllr Reay explained ONPCG's concerns with the application (focusing on housing mix not defined and no detailed parking). After discussion and consideration, it was proposed to object to the application as it was less compliant than the original application, for the following reasons:</p> <ul style="list-style-type: none"> i) It is an edge of settlement location and not a town centre location ii) Housing Heights are too high for edge of settlement location iii) ONG.R2 and drainage iv) There are no parking plans to allow parking to be assessed and approved v) Without defining the housing mix, an increase in housing numbers cannot be approved vi) The majority of OTC's previous objections were not addressed <p>Please refer to the letter appended to the minutes for full details. Proposed Cllr Reay Seconded Cllr Hollingum Carried unanimously.</p>		

PLN91/26 The following planning applications were considered:

It was noted that no correspondence has been received from residents on these planning applications.

Application Number	Location	Type and Proposal
EPF/0822/26	9, Victoria Road, Ongar, CM5 9FE	Householder planning permission Loft conversion.
OTC Comment: No objection.		
EPF/0882/26	9, Leo Cottage, Greensted Road, Ongar, CM5 9LG	Householder planning permission Proposed Front Extension incorporating a front porch.
OTC Comment: No objection.		
EPF/0923/26	Coopers , 84 Coopers Hill, Ongar, CM5 9EG	Householder planning permission Erection of greenhouse.
OTC Comment: No objection.		

PLN92/26 The following planning applications were noted for information only:

Application No	Location	Proposal
EPF/0851/26	Land at Greensted Road, Chipping Ongar, CM5 9LA	Approval of Details Reserved by Condition 15 (Hard and Soft Landscaping) of EPF/1404/24 (Redevelopment of the site to provide 85 dwellings including affordable housing, car and cycle parking, access arrangements, landscaping, services and associated infrastructure (ONG.R5 - Allocated Site In Ongar) (Revised scheme to EPF/2627/20 Dismissed at Appeal)).
EPF/0919/26	The Piggeries, Greensted Road, Ongar, CM5 9LE	Certificate of Lawful Development for proposed padel court building.

Application No	Location	Proposal
EPF/0948/26	Land west of Fyfield Road, Ongar, CM5 0AL	Approval of Details Reserved by Condition 16 Biodiversity Enhancement Strategy of EPF/1480/23 (The development of 23 dwellings including upgraded access from Fyfield Road, associated parking, landscaping, drainage, infrastructure, new car park provision for Ongar War Memorial Medical Centre and associated development (ONG.R3 - Allocated Site In Ongar)).

PLN93/26 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, was cancelled by Bloor Homes. No new meeting date has been given.

PLN94/26 Any other Matters relating to Planning

None received.

PLN95/26 Items for the next Planning Committee agenda

None requested.

PLN96/26 Date of next meetings

4th June @ 8pm, 18th June @ 7pm

PLN97/26 Request from Planning Committee Chair

It was proposed that the Planning committee thank the clerking team for their hard work and expertise over the past year.

Proposed Cllr Walton Seconded Cllr Roberts Carried unanimously.

PLN98/26 To formally close the meeting. Cllr Walton closed the meeting.

Meeting closed 7:36pm.

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