

Report Item No: 1

APPLICATION No:	EPF/2412/09
SITE ADDRESS:	Parsonage House The Parsonage Berners Roding Ongar CM5 0SZ
PARISH:	The Rodings - Abbess, Beauchamp and Berners
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Erection of detached four bay garage/cart lodge building and store.
RECOMOMENDED DECISION:	Grant Permission (with conditions)

The Members decided to grant this application because they considered that the development would have minimal impact on the openness of the Green Belt and would improve the setting of the Listed Building.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the building hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

Report Item No: 2

APPLICATION No:	EPF/2506/09
SITE ADDRESS:	Land at Station Approach High Street Ongar Essex CM5 9BN
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Reserved matters application for 50 units comprising 36 two and two & half storey houses and flats and a three storey residential block for mother and baby unit providing 14 flats and associated facilities. (Amendment to reserved matters permission EPF/0122/09)
RECOMMENDED DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The orientation and position of Block 31-34 and its close proximity to Block 19-24 results in excessive bulk and massing when viewed from the north, such that the design of this element of the scheme will have an adverse impact on the character and visual amenity of the area, contrary to policies CP2, CP3, CP7 and DBE1 of the Adopted Local Plan and Alterations.