

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 12 MARCH 2024 AT 7pm**

**Present**

Cllr J Tutton - Chairman	Cllr C May – Vice Chairman	Cllr M Dear
Cllr J Devlin	Cllr M Moore	Cllr K Mordecai
Cllr A Talboys		

In Attendance      Diane McCarthy – Committee Clerk and 19 members of the public

**142 Apologies for Absence**

Apologies were received from Cllr J Clark, Cllr R Clark, Cllr J Henshaw and Cllr D Spencer

**143 Declarations of Interest with Respect to Agenda Items**

There were none.

**144 Public Participation Session with Respect to Agenda Items**

The Chairman adjourned the meeting to hear from members of the public who wished to speak in objection to planning application 23/01519/FULL, Land lying to the west of Heath Close and 24/00182/FULL, 89 High Street. Members of the public raised the following objections:

**24/00182/FULL – 89 High Street**

- There are already access issues for delivery vans/refuse services and filling the existing car park with properties will only cause more obstructions and issues
- There will be a lack of space for vehicles to turn and manoeuvre
- Highway safety issue as vehicles will have to reverse onto a busy High Street
- Loss of light and overshadowing
- Loss of privacy due to overlooking
- New dwellings will have a negative impact on the value of existing houses
- Over development of the site
- Out of keeping with the character of the area and the Conservation Area
- Considerable disruption to neighbouring properties during construction
- The houses are too close to the rear boundary of the flats in Squire House
- Three storey townhouses will have an impact on light and will be detrimental to the neighbouring amenity
- Detrimental impact on wildlife

## **23/01519/FULL – Land lying to the west of Heath Close**

- Development in the Green Belt and there are no very special circumstances to allow development on the site
- Highway safety issues – access issues with an increase in traffic on an already congested road
- Local existing infrastructure is inadequate to support this development
- There is a well-used public right of way across the site which will be adversely affected by this large development
- Loss of established trees on the site
- The planned sheltered accommodation is four storeys high which will be overbearing and over height
- Out of keeping with the streetscene
- Housing design is incongruous for the area
- Substantial increase in traffic on Tye Common Road which is already highly congested at peak times
- The sheltered accommodation block will be highly visible from other areas of the Town
- Insufficient parking
- Detrimental impact on this NHS owned private road which is used for staff parking
- Potential of complaints from future homeowners on the site of noise and light pollution from existing nearby sports facilities
- Housing mix is inadequate
- Unsustainable location
- Inadequate public transport
- No proven need for sheltered accommodation
- Detrimental impact on wildlife habitat
- Lack of parking on this new development
- Insufficient open space planned within the development
- Over development of the area

The meeting was reconvened

### **145 Signing of Planning Committee Minutes 27 February 2024**

**Resolved:** following approval, the minutes were signed by the Chairman as a true record.

## 146 Planning Applications

23/01519/FULL	Land Lying to The West of Heath Close	<p>Erection of 32 no. houses and a 30 unit sheltered housing facility with associated access and a pumping station</p> <p>The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Out of keeping in the area</li> <li>• Over development of the site</li> <li>• Northern end of the site is a zone 3 flooding area and development here has potential to cause flooding elsewhere</li> <li>• The Environment Agency have this site identified as an 'open space' on their flooding map</li> <li>• Poor and awkward design</li> <li>• Development in the Green Belt</li> <li>• No exceptional circumstances for building in the Green Belt</li> <li>• Highway safety issue – the increased volume of traffic associated with the site will cause issues on an already congested road</li> <li>• Lack of affordable housing in the plans</li> <li>• Potential detrimental affect on existing sports grounds from complaints about light and noise from future residents of the new development</li> </ul>
24/00133/FULL	Blue Cedars London Road	<p>Change of use from dwellinghouse (Class C3 use) to residential institution (Class C2 use), new access, cycle and refuse stores</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00137/FULL	80 High Street	<p>New roof, first and second floor extensions with front and rear dormers and rear roof terraces, and alterations to ground floor to form 3 x 2 bedrooms flats at 80 - 82 High Street</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00161/FULL	The Crown Public House	<p>Retrospective application for the installation of a marquee within the trade garden and replacement boundary treatment</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>

24/00182/FULL	89 High Street	<p>Proposed removal of surface car park to enable the construction of 2 x semi-detached houses with associated landscaping, parking and refuse storage</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Excessive height</li> <li>• Over development of the area</li> <li>• Highway safety issue as due to lack of turning space vehicles will have to reverse onto a busy High Street which will also be a hazard to pedestrians</li> <li>• New dwellings will create a 'cramped' appearance on the site</li> <li>• Overlooking of neighbouring properties</li> <li>• Loss of residential amenity for neighbouring properties</li> <li>• New dwellings create too much density on the site</li> </ul>
24/00191/VAR	Billericay Town Football Club Blunts Wall Road	<p>Removal of Condition 8 (bollards to be provided on the existing highway verge) of planning permission 17/01186/FULL</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• The condition was imposed as part of planning consent and should be fulfilled</li> </ul>
24/00199/PACU	First And Second Floor Unique House 147 High Street	<p>Prior Approval sought under Schedule 2, Part 3, Class MA of the Town and Country Planning (GPDO) (England) Order 2015 for the change of use from Use Class E (Commercial, Business and Service) to Use Class C3 (Residential) comprising 8 x 1-bed and 2 x 2-bed apartments</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00213/FULL	27 Crescent Road	<p>Single storey rear extension</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>

24/00230/FULL	17 Hunts Mead	<p>Proposed hip to gable roof extension with flat roof rear dormer and two front pitch roof dormers. Single storey rear extension with replacement roof</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
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**147 Questions from Press and Public**

There were none.

There being no further business, the Chairman closed the meeting at 8.02pm. The next Planning Committee will be held on Tuesday 26 March 2024.

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Chairman

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Date