

## BILLERICAY TOWN COUNCIL

### MINUTES OF THE PLANNING COMMITTEE HELD IN THE COACH HOUSE, CROWN YARD, HIGH STREET, BILLERICAY ON TUESDAY 24<sup>th</sup> APRIL 2018 AT 7pm

#### Present

Cllr L Mitchelmore - Chairman	Cllr M Moore – Vice Chairman	Cllr R Clark
Cllr R Clark	Cllr M Dear	Cllr J Devlin
Cllr D Hayden	Cllr D Spencer	Cllr A Talboys
Cllr J Tutton		

In Attendance Diane McCarthy, Committee Clerk

#### 183 Apologies for Absence

Apologies were received from Cllr J Clark.

#### 184 Declarations of Interest with Regard to Agenda Items

There were none.

#### 185 Public Participation Session with Respect to Agenda Items

There were none present.

#### 186 Minutes of the meeting held on 10<sup>th</sup> April 2018

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

#### 187 Planning Applications

18/00294/FULL	47 The Rising	Two storey side and rear extension and single storey rear extension together with external alterations to the front elevation  <b>Resolved:</b> The Town Council had no objection to this application.
18/00321/FULL	40 West Park Avenue	Proposed demolition of existing property erection of a pair of semi-detached 5 bed dwelling houses  <b>Resolved:</b> The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"><li>• Excessive height in the street scene</li><li>• Over development</li><li>• Insufficient parking for size of dwellings</li></ul>

18/00364/OUT	30 Radford Way	<p>Part demolition of east portion of existing building and construction of new three storey mixed use building comprising the re-provision of the existing Class D2 children's gym and car park at ground floor with 20 Class C3 residential units over first and second floors</p> <ul style="list-style-type: none"> <li>The Town Council had no comment on the application as it contains a proposal to revamp the Skate Park in Lake Meadows which is owned by the Town Council</li> </ul>
18/00367/FULL	46 The Rising	<p>Proposed two storey side extension and single storey rear extension. Extension of existing bathroom dormer</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
18/00391/FULL	14 Shakespeare Avenue	<p>Single storey rear extension</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
18/00396/FULL	49 Hillway	<p>First floor front extension, front and side porch canopy addition and alterations to elevations</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
18/00397/FULL	2 Western Road	<p>Replacement of fascia tiles and brickwork at first floor level with rendered finish. White paint finish to be replaced with grey</p> <p><b>Resolved:</b> The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> <li>Large expanse of colour is inappropriate on a prominent building that fronts the Conservation Area.</li> <li>Loss of tiling removes the character of the building</li> </ul>
18/00404/ABAS	2 Western Road	<p>3 no. hand painted signs in a white colour onto fascia, 1 no. internally illuminated projecting sign, 1 no. halo lit fascia letters sign and replacement awning</p> <p><b>Resolved:</b> The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> <li>Style and font of hand painted signs is inappropriate for the Conservation Area</li> <li>Internally illuminated signs are inappropriate in the Conservation Area and should be externally illuminated</li> </ul>

18/00414/FULL	12 Coach Mews	<p>Single storey front and rear extensions</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
18/00417/FULL	33 Tye Common Road	<p>Proposed single storey side and rear extension. Part two storey rear extension together with open oak porch to front elevation. Proposed change of material to facade (amendment to granted consent 17/01786/FULL with single storey side extension to be flush to front of property)</p> <p><b>Resolved:</b> The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Side extension should be subservient</li> <li>• Creates a terracing effect</li> <li>• Habitable rooms on the boundary</li> </ul>
18/00428/FULL	142 Norsey Road	<p>Proposed new raised roof creating second floor accommodation, two storey front extension, a part single, part two-storey rear extension and external alterations</p> <p><b>Resolved:</b> The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Excessive height</li> <li>• Roof is over dominant</li> <li>• Poor and awkward design</li> </ul>
18/00434/VAR	2 The Spinney	<p>Variation of condition 2 (The development hereby permitted shall be undertaken in accordance with the approved plans comprising job no. 1229 and drawings numbered PL01 Rev. B, PL02 Rev. A, PL03 Rev. A, PL04 Rev. B, PL05 Rev. B, PL06 Rev. B, PL07 Rev. B, PL08 Rev. B, PL09 Rev. B). This application requests that a new drawing (no. PL10) showing the proposed rear patio can be incorporated within a revised condition 2 of consent ref: 16/00388</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
18/00451/FULL	10 Gilmour Rise	<p>Single storey front porch</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>

18/00463/FULL	20 Lake Avenue	<p>Two storey and single storey feature front bay extensions and glazed feature rear extension together with replacement roof covering, new feature timber look cladding at first floor level and alterations to the external hard and soft landscaping</p> <p><b>Resolved:</b> The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Imposing and harmful effect on the visual appearance of the property and its setting in the street scene</li> </ul>
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**188 Planning Committee Terms of Reference**

Members reviewed the terms of reference of the planning committee. There were no amendments made. It was

**Resolved:** that the planning committee terms of reference be approved.

**189 Consultation on Draft revised National Planning Policy Framework**

Members considered a consultation on the draft revised National Planning Policy Framework. The draft revised National Planning Policy Framework incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation. As responses have to be submitted by 10 May, Cllr Mitchelmore offered to make comments on the consultation and circulate them for the committee to consider before the next planning meeting on 8<sup>th</sup> May. It was

**Resolved:** that Cllr Mitchelmore will circulate comments on the consultation before the next planning meeting on 8<sup>th</sup> May.

**190 Questions from Press and Public**

There were none.

There being no further business, the Chairman closed the meeting at 7.55pm. The next Planning Committee will be held on Tuesday 8<sup>th</sup> May 2018.

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Chairman

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Date