

BILLERICAY TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD IN THE COACH HOUSE, CROWN YARD, HIGH STREET, BILLERICAY ON TUESDAY 5 FEBRUARY 2019 AT 7pm

Present

Cllr L Mitchelmore - Chairman	Cllr J Clark	Cllr J Devlin
Cllr J Henshaw	Cllr M Moore	Cllr D Spencer
Cllr A Talboys		

In Attendance Diane McCarthy – Committee Clerk and one member of the public.

146 Apologies for Absence

Apologies were received from Cllr Tutton.

147 Declarations of Interest with Regard to Agenda Items

Cllr Devlin declared a non pecuniary interest in agenda item 6, Mayflower School as members of his family work at the school. Cllr Clark declared a non pecuniary interest in agenda item 6, Mayflower School as she lives near the school and has been lobbied by residents.

148 Public Participation Session with Respect to Agenda Items

The Chairman adjourned the meeting to hear from a resident regarding planning application 18/011619/FULL, 24 Beaufort Road. The resident said that the large single storey rear extension would be very overbearing on the neighbouring property as the garden slopes downhill and the fence line follows the slope which means that the extension will be very high above the fence. It would be excessively bulky and could potentially block light. The meeting was reconvened.

149 Minutes of the meeting held on 22 January 2019

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

150 Planning Applications

18/01619/FULL	24 Beaufort Road	Single storey side and rear extensions plus a new cross over Resolved: The Town Council objected to this application on the grounds of: <ul style="list-style-type: none">• Over development of the property.• Excessive depth of the rear extension which is bigger than the original dwelling• Concern in relation to the height of the extension in relation to next door garden level
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18/01745/FULL	6 Westbourne Gardens	Single storey rear extension Resolved: The Town Council had no objection to this application.
19/00007/FULL	27 School Road	Proposed two storey rear extension, front extension and proposed new external render to whole of property (amendment to granted consent 18/01081/FULL) Resolved: The Town Council had no objection to this application.
19/00019/VAR	1 Langemore Way	Variation of condition 2 (Approved Plans) of planning permission 17/01316/FULL by substituting with revised plans showing conversion of the garage and fenestration alterations including widening of front bay window Resolved: The Town Council had no objection to this application.
19/00040/FULL	160 Perry Street	Convert existing integral garage into a habitable room Resolved: The Town Council had no objection to this application.
19/00046/FULL	12 Fairview	Porch and single storey rear extension Resolved: The Town Council had no objection to this application.

151 Mayflower High School Consultation on Land Disposal

Members received and considered a consultation from Mayflower High School regarding the proposed dispersal of a small piece of playing field to fund a new sixth form centre. After discussion Members raised the following objections to the dispersal:

- In the Basildon Borough Revised Local Plan under policy HC5 the plot has a designation of Amenity Green Space. Policy HC5 13.53 states “*The NPPF is clear that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. There is an expectancy that once identified, open spaces, allotments, playing fields and other recreational land will be preserved from development*”.
- The plot is not identified in the Local Plan as an area that is required to meet the housing need in Billericay.
- The Local Plan did not identify a need to increase the number of secondary school places in Billericay.

- The Town Council would regret the loss of a green space in a residential area.
- If the plot was to change to residential it would attract more vehicles. There are presently complaints from local residents regarding sixth formers parking in residential roads close to the school which would increase with a larger sixth form entry. The school would need to consider increasing its parking capacity on site.
- Highway safety concern – the junction at the school is already problematic and a residential development would only exacerbate the problem.
- The woodland on the plot could provide an outdoor learning opportunity for other local schools and residents have indicated that this plot is occasionally used by the school for this purpose.
- One playing field of the school will be annexed due to the route of the access road which cuts across the existing playing fields.

It was

Resolved: that the Town Council sends the above objections to Mayflower School in response to the consultation.

152 Essex County Council Town & Country Planning Act 1990 Application No: ESS/43/18/BAS: Blunts Wall Farm

Members considered an application for a Lawful Development Certificate at Blunts Wall Farm for a Waste transfer facility for the recycling, storage and distribution of waste materials and aggregates; 4 x aggregate storage bays; office and storage. It was

Resolved: that the Town Council has no objection to the application.

153 Non Determination of Planning Applications – Response from Basildon Council

Members received and considered responses from Basildon Council regarding the non determination of planning applications 16/00999/OUT, 16/01759/FULL and 18/00587/FULL. The applications had gone to appeal after not being determined within the 13 week statutory time period. Members wanted to know how this situation could be avoided in future as the applications in question are for fairly major developments. Members suggested that as the statutory time period can be used up on either waiting for additional reports or lengthy negotiations would it not be possible to suspend the statutory time period while extra information is requested or negotiations take place? Or would it be possible to refuse the application until any extra information is provided? Members were also disappointed that despite the Town Council writing the initial letter in October a response was not received until 18 January after intervention from Borough Councillor Richard Moore. It was

Resolved: that the Town Council writes to Basildon Council with its suggestions of either suspending the statutory time period for complex or lengthy planning applications or refusing them until extra information is provided in order to avoid appeals for non determination.

154 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 8.06pm.
The next Planning Committee will be held on Tuesday 19 February 2019.

Chairman

Date