

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 1 JUNE 2021 AT 7pm**

**Present**

Cllr J Devlin – Chairman	Cllr J Clark	Cllr R Clark
Cllr M Dear	Cllr C May	Cllr M Moore
Cllr D Spencer	Cllr A Talboys	

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

In the Chair – Cllr J Devlin

**1 Election of Chairman**

Cllr Devlin was proposed by Cllr Moore and seconded by Cllr Spencer and as there were no other nominations it was:

**Resolved:** that Cllr Devlin be elected Chairman of the Planning Committee for the ensuing municipal year.

In the Chair – Cllr Devlin

**2 Apologies for Absence**

Apologies were received from Cllr L Clark, Cllr J Henshaw and Cllr D Wakefield.

**3 Appointment of Vice Chair**

Cllr Wakefield was proposed by Cllr Moore and seconded by Cllr Talboys and as there were no other nominations it was:

**Resolved:** that Cllr Wakefield be appointed Vice-Chairman of the Planning Committee for the ensuing municipal year.

**4 Declarations of Interest with Regard to Agenda Items**

Cllr Dear declared a non-pecuniary interest in planning application 21/00657/VAR, Land at Outwood Farm Road, as she is the Chair of Great Burstead and South Green Village Council who have also been consulted on this site.

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

The member of the public present did not wish to speak.

## 6 Minutes of the meeting held on 10 March 2020

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

## 7 Planning Applications

21/00657/VAR	Land At Outwood Farm Road	Variation of Condition 2 of planning permission 14/00948/FULL (approved plans) and pursuant to application 18/01239/NMABAS to allow for alterations to the approved access road, substation and modules, increase in the number of solar photovoltaic (PV) panels, alterations to fencing, installation of pole mounted CCTV cameras, relocation of container  <b>Resolved:</b> The Town Council had no objection to this application.
21/00704/FULL	7 South Ridge	Single storey side and rear extension  <b>Resolved:</b> The Town Council had no objection to this application.
21/00712/FULL	12 Jacksons Lane	Conversion of existing garage into living accommodation, and single storey rear extension  <b>Resolved:</b> The Town Council had no objection to this application.
21/00748/FULL	22 The Rising	Two storey side extension  <b>Resolved:</b> The Town Council had no objection to this application.
21/00750/FULL	19 Ridgeway	Replacement of existing ground floor roof with new pitched roof and velux roof lights  <b>Resolved:</b> The Town Council had no objection to this application.
21/00752/FULL	Foremost House Radford Way	Proposed third floor addition to provide independent offices and new proposed render finish to previously approved second floor extension. Proposed single storey garage enclosure to rear of entrance courtyard at sub Ground floor level  <b>Resolved:</b> The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> <li>• Insufficient parking – there is no parking scheme to support this application</li> <li>• Excessive bulk</li> </ul>

21/00763/FULL	19 Whinams Way	Two-storey side extension  <b>Resolved:</b> The Town Council had no objection to this application.
21/00775/FULL	71 Upland Road	Proposed single storey rear extension  <b>Resolved:</b> The Town Council had no objection to this application.
21/00787/FULL	St Catherines Tye Common Road	Hip to gable end roof extension, 2no. front dormers, rear box dormer, single storey rear extension and front porch  <b>Resolved:</b> The Town Council had no objection to this application.
21/00800/FULL	36 The Avenue	Demolition of existing conservatory and construction of a single storey rear extension  <b>Resolved:</b> The Town Council had no objection to this application.
21/00805/FULL	Aspen House 168A Norsey Road	New detached garage to front  <b>Resolved:</b> The Town Council had no objection to this application.
21/00807/FULL	7 Chepstow Close	Proposed single storey rear extension  <b>Resolved:</b> The Town Council had no objection to this application.
21/00817/FULL	39 West Ridge	Demolition of garage and construction of a part single, part two-storey side extension  <b>Resolved:</b> The Town Council had no objection to this application.
21/00834/FULL	262 Outwood Common Road	Proposed detached one-bedroom bungalow on land to the rear of 262 Outwood Common Road  <b>Resolved:</b> The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> <li>• Over development of the site</li> <li>• Backland development</li> <li>• Insufficient rear gardens for both new dwelling and 262 Outwood Common Road</li> <li>• Detrimental to the residential amenity of neighbouring dwellings</li> </ul>
21/00835/FULL	202 Norsey Road	Two-storey front extension  <b>Resolved:</b> The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> <li>• Contravenes the 45 degree rule with neighbouring property</li> </ul>

21/00836/PAND	D C K House Station Court Radford Way	Prior approval for the construction of two additional storeys on top of existing building to provide 28 flats, and construction of bin and cycle stores to rear  <b>Resolved:</b> The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> <li>• Excessive height and bulk</li> <li>• Out of keeping with the area</li> <li>• Insufficient parking</li> </ul>
21/00839/PACU	D C K House Station Court Radford Way	Notification for prior approval for a proposed change of use of offices (formally B1a) to 39 residential flats (Class C3)  <b>Resolved:</b> The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> <li>• Insufficient parking</li> </ul>
21/00774/TEL	New Telecommunications Apparatus London Road	20m high slim line Phase 8 H3G street pole c/w wrap around cabinet and 3no. cabinets with ancillary works at London Road (opposite 11 Hilary Mount)  <b>Resolved:</b> The Town Council had no objection to this application.

## 8 Planning Committee Terms of Reference

Members reviewed the terms of reference of the planning committee. At the Annual Town Council meeting it was resolved to remove the requirement of Chairman and Vice Chairman to be ex officio members of every committee (minute 11) it was agreed that this should be removed and replaced with: Membership will be no more than 11 councillors from the Town Council. It was

**Resolved:** that point 11 of the planning committee terms of reference be amended to say Membership will be no more than 11 councillors from the Town Council.

## 9 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.58pm. The next Planning Committee will be held on Tuesday 15 June 2021.

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Chairman

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Date