

## BILLERICAY TOWN COUNCIL

### MINUTES OF THE PLANNING COMMITTEE HELD IN THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY ON TUESDAY 2 NOVEMBER 2021 AT 7pm

#### Present

Cllr J Devlin – Chairman	Cllr D Wakefield – Vice Chairman	Cllr L Clark
Cllr R Clark	Cllr C May	Cllr D Spencer
Cllr A Talboys		

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

#### 80 Apologies for Absence

Apologies were received from Cllr J Clark, Cllr J Henshaw and Cllr M Moore.

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

Cllr C May declared a non pecuniary interest in planning application 21/01495/FULL, 97 Chapel Street as he had previously purchased a property from the developer. Cllr D Spencer declared a non pecuniary interest in planning application 21/01547/FULL, Badgers End, Potash Road as she knows the occupants.

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

The Chairman adjourned the meeting to hear from several members of the public who wished to speak about planning application 21/01495/FULL, 97 Chapel Street. One member of the public spoke in support and said that the application was not backyard development and that the current dwelling on the site was an uninhabited derelict dwelling. The design of the development had been changed and was now in keeping with the Conservation Area. They also stated that there had been no objections from Essex Highways to the scheme.

Other members of the public spoke in objection to planning application 21/01495/FULL, 97 Chapel Street. There were queries raised about the tree surveys that had been carried out especially with regard to the stated height of some trees. There were also concerns about wildlife especially badgers and bats that inhabit the site. It was felt that the current historical dwelling on the site contributes positively to the overall character of the area. The height, bulk and scale of the proposed development would detract from the United Reform Church and be over dominant and highly visible and detrimental to the street scene. The meeting was reconvened.

#### 83 Minutes of the meeting held on 19 October 2021

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

## 84 Planning Applications

21/01439/FULL	70 Western Road	<p>Construction of an outbuilding in rear garden</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
21/01495/FULL	97 Chapel Street	<p>Demolition of existing property and the construction of 5 dwellings (revised scheme)</p> <p><b>Resolved:</b> The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Over development of the site</li> <li>• Backland development as there will be an extra row of houses behind the original house which changes the character of the street as the view would be of the rear of the houses.</li> <li>• Height, scale, bulk and width of the development particularly next to the Church diminishes the value of the Church in the street scene.</li> <li>• Detrimental to the street scene as the scale of the buildings affect the openness of the area on that side of the road.</li> <li>• The proposal is not sympathetic with this part of Chapel Street contrary to section 130(c) of the NPPF.</li> <li>• The proposed development does not make a positive contribution to the Conservation Area contrary to section 197 of the NPPF</li> <li>• A bus stop is located close to the access road and buses could obscure site lines for vehicles and pedestrian traffic.</li> </ul>
21/01525/FULL	11 Lake Avenue	<p>Demolition of the existing garage and side extension and erection of a new single storey front/side extensions with integral store, new front facing dormer, roof lights to the main roof, two storey front extension, two storey rear extension, single storey rear extension, new front boundary wall and driveway entrance with new dropped kerb, external fenestration changes, new rear patio spaces and play area and internal alterations</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
21/01526/FULL	353 Mounnessing Road	<p>Demolition of existing dwelling and erect replacement two storey dwelling with rooms in the roof and rear box dormer, layout associated parking and landscaping</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>

21/01529/FULL	14 Pleasant Drive	Proposed ground floor rear extension, garage conversion and raise existing roof ridge  <b>Resolved:</b> The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> <li>• Excessive height</li> <li>• Out of keeping in the street scene</li> </ul>
21/01537/FULL	160 Potash Road	Proposed first floor side extension, single storey rear/side extension, infill access between garage and dwelling and proposed front extension to form entrance hall  <b>Resolved:</b> The Town Council had no objection to this application.
21/01547/FULL	Badgers End Potash Road	Demolition of existing 4-bedroom dwelling and construction of new 2 storey 5-bedroom dwelling including accommodation in the loft and demolition of existing garage and construction of new 3-car detached garage  <b>Resolved:</b> The Town Council had no objection to this application.
21/01549/FULL	7 Prince Edward Road	Demolition of existing bungalow and construction of new two storey chalet house  <b>Resolved:</b> The Town Council had no objection to this application.
21/01581/FULL	294 Mountnessing Road	Proposed single storey rear extension  <b>Resolved:</b> The Town Council had no objection to this application.

## 85 Questions from Press and Public

There were no questions.

There being no further business, the Chairman closed the meeting at 7.51pm.  
The next Planning Committee will be held on Tuesday 16 November 2021.

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Chairman

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Date