

BILLERICAY TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD IN THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY ON TUESDAY 23 AUGUST 2022 AT 7pm

Present

Cllr J Tutton – Chairman	Cllr D Wakefield – Vice Chairman	Cllr R Clark
Cllr M Dear	Cllr J Henshaw	Cllr D Spencer
Cllr A Talboys		

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

59 Apologies for Absence

Apologies were received from Cllr J Clark, Cllr J Devlin, Cllr M Moore and Cllr K Mordecai.

60 Declarations of Interest with Regard to Agenda Items

There were none.

61 Public Participation Session with Respect to Agenda Items

The Chairman adjourned the meeting to hear from two members of the public who were speaking in support of planning application 22/01097/FULL, 66 Laindon Road. They explained that they are a local development company who carry out heritage developments in Essex. They have been working with Basildon Council on an extensive pre application for the site over the last 12 months and had also been in discussions with Place Services for historic buildings and conservation advice. Essex Highways had no objections to the parking arrangements due to the sustainable location of the site. Provision has also been made for electric car charging and cycle parking. The plans are sympathetic to the building which is of historical interest and would be a benefit to the town. Members raised concerns about the narrowness of the road layout and potential restricted access for emergency services and also the number of allocated parking spaces. The two members of the public were able to clarify that Essex County Fire and Rescue Service were happy with the site layout and that parking provision met Essex parking standards. The meeting was reconvened.

62 Signing of Planning Committee Minutes 9 August 2022

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

63 Planning Applications

22/00666/FULL	123 Norsey Road	Single Storey Rear Extension with Roof Light Resolved: The Town Council had no objection to this application.
22/00942/VAR	3 Lion Lodge Lion Lane	Variation to Condition 2 (approved plans) comprising of replacement 4no bed detached dwelling amendments indicated on new drawing REVO/4538 of planning permission 20/00771/FULL Resolved: The Town Council had no objection to this application.
22/00988/VAR	19 Cromwell Avenue	Variation of condition 2 (Approved Plans _ Drawing Numbers 0920455-L01 Revision A, L02, L03 Revision A, L04, L06 and L07) of consent reference 20/01226/FULL- Demolition of existing chalet bungalow and construction of 2 no. two-storey houses. By substituting with drawings: 0920455-L03 REV D, 0920455-L04 REV C and 0920455-L06 REV B Resolved: The Town Council had no objection to this application.
22/00998/FULL	14 Langley Place	Outbuilding attached to existing garage (part retrospective) Resolved: The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> • Over development of the site • Backland development
22/01080/FULL	40 Tensing Gardens	Loft Conversion including Hip to Gable, Front Dormer and Rooflight to front elevation Resolved: The Town Council had no objection to this application.
22/01097/FULL	Reids 66 Laindon Road	Conversion, redevelopment and extension of existing building to form third storey, and construction of new three storey residential apartment building providing a total of 35 residential apartments and associated access, parking, refuse, drainage, landscaping and other infrastructure works Resolved: The Town Council had no objection to this application.

22/01109/FULL	127 Western Road	<p>Ground floor rear extension</p> <p>Resolved: The Town Council had no objection to this application.</p>
22/01111/FULL	411 Outwood Common Road	<p>Ground floor front extension. Roof alterations incorporating the increase of roof ridge height and the addition of a front box dormer. Replacement of rear box dormer and new roof lantern on existing rear single-storey extension</p> <p>Resolved: The Town Council had no objection to this application.</p>
22/01116/FULL	7 Stock Road	<p>Demolition of existing building and redevelopment of the site comprising a four-storey building (plus basement) incorporating 30 residential units (Use Class C3 -Studio, 1, 2 and 3 bed flats) with shared facilities, new vehicular access, associated car and cycle parking, communal amenity areas and landscaping</p> <p>Resolved: The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> • The development at the rear of the site gives rise to overlooking and potential loss of privacy for the existing flats next door. • Over development of the site • Limited amenity space for the size of the development
22/01117/FULL	Buttsbury Lodge Farm Stock Road	<p>Redevelopment of the site, following the demolition of the existing buildings, to create a 70 bed residential care home with specialist dementia unit, including associated parking, landscaped areas and communal space</p> <p>Resolved: The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> • Development in the Green Belt • Size and design of development would be out of keeping in the area • Not enough parking provision for staff and visitors

22/01118/FULL	38 The Avenue	<p>Erection of a conservatory, replace existing vehicle hardstanding, conversion of the existing garage into a garden outbuilding</p> <p>Resolved: The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> • Insufficient garden • Loss of parking • Over development of the site
22/01121/FULL	139 Western Road	<p>Proposed motorized sliding gate installed in conjunction with existing front wall</p> <p>Resolved: The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> • Not enough clearance for a car turning in off of Western Road which is a busy road
22/01127/FULL	115A Norsey View Drive	<p>Single storey front extension and front canopy feature - as well as minor amendment to the external finish of the existing first-floor gable extension</p> <p>Resolved: The Town Council had no objection to this application.</p>
22/01137/FULL	14 Rosslyn Road	<p>First floor side extension with obscure glazed landing window</p> <p>Resolved: The Town Council had no objection to this application.</p>
22/01141/FULL	6 Skylark Close	<p>Single storey rear extension and part garage conversion</p> <p>Resolved: The Town Council had no objection to this application.</p>
22/01146/FULL	80 High Street	<p>New roof incorporating dormer windows and extension, first and second-floor extensions including rear roof terraces, and alterations to ground floor to form 3no. flats (comprising 1no. 1 bed flat and 2no. 2 bed flats)</p> <p>Resolved: The Town Council had no objection to this application.</p>

22/01164/FULL	14 Connaught Way	Loft conversion incorporating roof alterations with increase in ridge height, rooflights to the front and rear. Cladding to top half of property and porch. Canopy over front entrance Resolved: The Town Council had no objection to this application.
22/01171/FULL	6 Central Avenue	Demolish conservatory and erect single storey rear extension Resolved: The Town Council had no objection to this application.
22/01173/FULL	18 Summerdale	Single storey rear extension Resolved: The Town Council had no objection to this application.

64 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 8.19pm.
The next Planning Committee will be held on Tuesday 6 September 2022.

Chairman

Date