

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 2 MAY 2023 AT 7pm**

Present

Cllr J Tutton – Chairman	Cllr M Moore – Vice Chairman	Cllr J Clark
Cllr R Clark	Cllr M Dear	Cllr J Devlin
Cllr K Mordecai	Cllr D Spencer	Cllr A Talboys

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

169 Apologies for Absence

Apologies were received from Cllr Henshaw.

170 Declarations of Interest with Regard to Agenda Items

There were none.

171 Public Participation Session with Respect to Agenda Items

The Chairman adjourned the meeting to hear from members of the public.

One member of the public spoke in objection to planning application 23/00517/FULL, 97 Chapel Street. The member of the public asked the council to consider if a new build was needed in the Conservation Area to replace the original dwelling. They felt that the original dwelling should be restored to keep its current heritage and therefore help preserve the Conservation Area.

Another member of the public spoke in support of planning application 23/00517/FULL, 97 Chapel Street. The member of the public said that the original dwelling has been neglected for many years leaving it in a very damaged state. There has been consultation with the planning officers at Basildon Council regarding the proposed plans and the new designs to replace the old dwelling are sympathetic to the Conservation Area. There has not been a boundary dispute with the United Reformed Church next door to the site and all tree and hedge removal on the site has been undertaken with permission from Basildon Council.

A member of the public spoke in objection to planning application 22/01667/FULL, 134 Mountnessing Road. They said that this application has been pending a decision since November 2022 and were confused about the changes. The revised application shows removal of rooflights from the rear elevations but no other changes. The issue with the distance to the back boundary still remains (9.7 metres on the plans) but the member of the public said in reality the distance was actually around 7.6 metres. They still felt that the proposed dwelling was over development of the site, detrimental to neighbouring amenity, loss of privacy to neighbours as well as too close to the boundary.

The meeting was reconvened.

172 Signing of Planning Committee Minutes 18 April 2023

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

173 Planning Applications

23/00068/FULL	6 Horace Road	Alterations and extensions to existing bungalow to form two storey dwellinghouse and part single and part first floor rear extension Resolved: The Town Council had no objection to this application.
23/00216/FULL	28 Scrub Rise	Demolition of the existing dwelling and the construction of a pair of semi-detached dwellinghouses with refuse store and outbuilding to rear Resolved: The Town Council had no objection to this application.
23/00328/FULL	23 Goldcrest Drive	Single storey rear extension, alteration to existing first floor windows to rear and addition of first floor window to the west elevation Resolved: The Town Council had no objection to this application.
23/00426/FULL	18 Bootham Close	Single storey rear extension Resolved: The Town Council had no objection to this application.
23/00446/FULL	186 Norsey Road	Erection of replacement pool building with associated landscaping Resolved: The Town Council had no objection to this application.
23/00453/FULL	95 Tyelands	Demolition of existing garage, new front porch, single storey rear extension, part first floor rear extension and part two storey side extension, and enclosing of existing car port to form new garage along with an extended crossover onto Tyelands Resolved: The Town Council had no objection to this application.

23/00457/FULL	35 Chantry Way	Two storey side and front extension, single storey rear extension. Hip to gable roof extension and loft conversion with rear dormer Resolved: The Town Council had no objection to this application.
23/00459/FULL	34 Pauline Gardens	Demolish existing side garage, and the erection of a single storey side and rear extension Resolved: The Town Council had no objection to this application.
23/00462/FULL	49 Hillway	Single storey front extension and convert garage to habitable room, alterations to side elevation Resolved: The Town Council had no objection to this application.
23/00485/FULL	83 Fairfield Rise	Single storey rear extension Resolved: The Town Council had no objection to this application.
23/00486/FULL	20 Coach Mews	Single storey rear extension Resolved: The Town Council had no objection to this application.
23/00491/FULL	70 Frithwood Lane	Two storey front extension with a gabled roof, a two storey rear extension with a flat roof, alterations to existing front and rear box dormers, single storey rear extension with four Velux rooflights and alterations to fenestration Resolved: The Town Council had no objection to this application.
23/00509/FULL	10 Gilmour Rise	Single storey front and two storey rear extension plus part garage conversion Resolved: The Town Council had no objection to this application.

23/00517/FULL	97 Chapel Street	<p>Demolition of existing dwelling house and construction of a pair of semi-detached houses with timber car ports to front</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • The proposed car ports at the front of the dwellings do not fit in the Conservation Area and are out of keeping in the street scene • Original dwelling should be restored the same as Elizabeth Cottage and The Rising Sun public house both of which are in the Conservation Area
23/00528/FULL	1 Thynne Road	<p>Removal of main roof to construct new first floor extension over entire ground floor, alterations to windows and doors, form landings with railings for access to rear garden</p> <p>Resolved: The Town Council had no objection to this application.</p>
23/00541/FULL	68 Tyelands	<p>Single storey side extension (garage)</p> <p>Resolved: The Town Council had no objection to this application.</p>
23/00544/FULL	9 Needham Close	<p>Single storey side extension and replace existing second floor side window with new french doors and Juliet balcony</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Overlooking of neighbouring properties • Lack of privacy for no 7 Needham Close
22/01667/FULL	134 Mountnessing Road	<p>New detached two storey, 4 bedroom dwellinghouse with rooms in the roof on land adjacent 134 Mountnessing Road</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Insufficient rear garden • Excessive bulk • Creates a terracing effect with 134 Mountnessing Road which sold the 1 metre strip along its boundary • Confusion about the changes to the plans as no obvious changes to the plans considered in December 2022

174 Notification of Planning Appeal

Members noted an appeal for planning application 22/01297/FULL, 1A Mons Avenue. The application was for a roof extension to provide first floor accommodation, new entrance to front and general alterations. The Town Council had no objection to the application. It was

Resolved: That the information be noted.

175 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.53pm
The next Planning Committee will be held on Tuesday 16 May 2023.

Chairman

Date