

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 13 FEBRUARY 2024 AT 7pm**

**Present**

Cllr J Tutton - Chairman	Cllr C May – Vice Chairman	Cllr R Clark
Cllr J Devlin	Cllr K Mordecai	Cllr J Leung – appointed substitute

In Attendance Diane McCarthy – Committee Clerk and 11 members of the public

**135 Apologies for Absence**

Apologies were received from Cllr J Clark, Cllr J Henshaw, Cllr M Moore, Cllr Spencer and Cllr A Talboys

**136 Declarations of Interest with Respect to Agenda Items**

There were none.

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

The Chairman adjourned the meeting to hear from members of the public who wished to speak in objection to planning application 24/00004/OUT – Land south of London Road. Members of the public raised the following objections:

- Development on the Green Belt
- No very special circumstances for building on the Green Belt
- Site will cause additional traffic on an already congested road
- The site is near the western edge of the town which will create more smaller car journeys
- Lack of facilities in the area such as schools and doctors surgeries to cope with additional housing
- Concern re flooding with extra run off created from the estate
- Creates urban sprawl between Billericay and Haverings Grove
- Is the supermarket being sited here to support the lack of supermarkets in Brentwood
- Billericay is already well served by supermarkets
- Why was the supermarket moved from the west side of the site to the east side which is closer to existing houses
- Detrimental ecological impact on the area
- Concern about light pollution to existing dwellings
- Increase in traffic pollution from cars using the car park and from the additional housing
- Detrimental to the amenity of neighbouring properties
- Noise pollution from supermarket deliveries
- Concern about siting a supermarket in a prime residential area
- Detrimental effect on smaller local businesses near the supermarket

The meeting was reconvened

**138 Signing of Planning Committee Minutes 30 January 2024**

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

**139 Planning Applications**

24/00004/OUT	Land South of London Road	<p>Hybrid planning application comprising detailed planning permission for a new food store (Use Class E) with access, car parking, landscaping and other associated works; and outline planning permission (all matters reserved except means of access) for the erection of up to 130 dwellings (Use Class C3) (including market, affordable and self-build/custom build dwellings) with access, parking, public open space and associated landscaping and infrastructure works</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Development on the Green Belt</li> <li>• This is a Critical Drainage Area (CDA) and there appears to be no mitigation for this</li> <li>• Detrimental to the street scene</li> <li>• Encroachment – joining up the gap between Billericay and Haverings Grove</li> <li>• Incongruous in the area</li> <li>• The supermarket is out of place in the street scene</li> <li>• Prejudicial to future planning of the area specifically the relief road that was in the Local Plan</li> <li>• No exceptional circumstances for building on the Green Belt</li> <li>• Highway safety with pedestrian access across a busy road</li> <li>• Detrimental visual impact for people travelling into Billericay</li> <li>• References to the Local Plan in the documents are not valid as the plan has been withdrawn</li> <li>• Detrimental impact on traffic in the area</li> <li>• The new houses are extremely close to the new supermarket</li> <li>• New houses are 3 storeys which is detrimental to the visual amenity and out of keeping in the area</li> <li>• Concern about the delivery pattern to the supermarket and the noise impact on existing dwellings</li> </ul>
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		<ul style="list-style-type: none"> <li>• No need for an additional supermarket in Billericay</li> <li>• Ecological impact on the area</li> <li>• Pressure on existing infrastructure</li> </ul>
24/00083/FULL	Dorrond Break Egg Hill	<p>Conversion of existing roofspace incorporating dormers, side extension with room(s) in roof, alterations to fenestration including installation of Juliet balcony to rear, and porch canopy to front</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Poor and awkward design</li> <li>• Unbalanced design</li> <li>• Exceeds permitted development in the Green Belt</li> </ul>
24/00089/FULL	6 Central Avenue	<p>Single storey rear extension replacing conservatory</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00104/FULL	15 West Park Avenue	<p>Demolish existing detached garage and conservatory, construct roof alterations, pitched roof front dormers, single storey front/side (double garage), single storey rear extension and alterations to fenestration</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00106/FULL	2 Rosslyn Road	<p>Demolish conservatory and garage. Proposed single storey side and rear extensions</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00119/FULL	89 High Street	<p>Part change of use from commercial, business and service (Class E) to 3 x self-contained residential units (Class C3); facade amendments to side elevation incorporating new windows; removal of ATM and reinstatement of front facade window; plus associated cycle parking and refuse storage</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>

**140 Essex Minerals Local Plan Review Consultation**

Members considered a consultation from Essex County Council on the next stage of the replacement Minerals Local Plan review. The consultation runs from 6 February to 19 March. It was

**Resolved:** that the information be noted.

**141 Questions from Press and Public**

There were none.

There being no further business, the Chairman closed the meeting at 7.57pm.  
The next Planning Committee will be held on Tuesday 27 February 2024.

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Chairman

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Date