

## BILLERICAY TOWN COUNCIL

### MINUTES OF THE PLANNING COMMITTEE HELD IN THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY ON TUESDAY 9 JULY 2024 AT 7pm

#### Present

Cllr J Tutton – Chairman	Cllr C May – Vice Chairman	Cllr E Davies
Cllr M Dear	Cllr J Henshaw	Cllr M Moore
Cllr A Talboys		

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

#### 36 Apologies for Absence

Apologies were received from Cllr J Devlin, Cllr K Moredecai and Cllr R Clark

#### 37 Declarations of Interest with Respect to Agenda Items

There were none.

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

The Chairman adjourned the meeting to hear from members of the public who wished to speak about planning application 24/00004/OUT, Land South of London Road and 24/00728/PACU, Unique House. The members of the public spoke in objection to the applications:

##### **24/00004/OUT – Land South of London Road**

- Existing sports grounds near the site could lead to complaints about light and noise pollution from future residents of the new development
- Potential hazard from stray cricket balls from the nearby cricket club with only a desk study being conducted and a hedge proposed to catch them
- Inappropriate development in the Green Belt
- Planned three storey housing is out of keeping with other housing in the area
- No real changes to the proposal, it is still development in the Green Belt
- Basildon Council do not publish consultee comments so the public do not have sight of formal or other neighbours comments which is unfair
- Detrimental impact on the Town and on the A129 from the increase in traffic from this site and other nearby planned developments
- This area is Green Belt and there is a concern about the piecemeal planning applications being submitted with no planned infrastructure to support these developments

## 24/00728/PACU – Unique House

- The building is not suitable to be converted into flats
- The proposed flats are too small and should be larger

The meeting was reconvened.

## 39 Signing of Planning Committee Minutes 25 June 2024

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

## 40 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> </ul>
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		<ul style="list-style-type: none"> <li>• New houses are three 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> <li>• No need for an additional supermarket in Billericay</li> <li>• Ecological impact on the area</li> <li>• Pressure on existing infrastructure</li> <li>• Potential detrimental effect from existing sports grounds with potential for complaints about light and noise from future residents of the new development</li> </ul>
24/00603/FULL	3 Balmoral Close	<p>Replacement porch and alterations to external fenestration</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00675/FULL	5 Weir Wynd	<p>Single storey front extension</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00694/FULL	51 Scrub Rise	<p>New high level window to side elevation</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00696/FULL	187 Stock Road	<p>Conversion of integral garage into habitable rooms with new bay window to front</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00715/FULL	96A Perry Street	<p>Front ramped access</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00728/PACU	Unique House 147 High Street	<p>Prior Approval sought under Schedule 2, Part 3, Class MA of the Town and Country Planning (GPDO) (England) Order 2015 for the change of use from Use Class E (Commercial, Business and Service) to Use Class C3 (Residential) comprising 9 x 1-bed and 1 x 2-bed apartments</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>

#### 41 Questions from Press and Public

There were none

There being no further business, the Chairman closed the meeting at 7.25pm.  
The next Planning Committee will be held on Tuesday 23 July 2024.

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Chairman

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Date

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