

**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- Basildon Council do not publish consultee comments so the public do not have sight of formal or other neighbours comments which is unfair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