

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 17 SEPTEMBER 2024 AT 7pm**

Present

Cllr J Tutton - Chairman	Cllr C May – Vice Chairman	Cllr R Clark
Cllr E Davies	Cllr M Dear	Cllr J Devlin
Cllr J Henshaw	Cllr M Moore	

In Attendance Diane McCarthy – Committee Clerk and 7 members of the public

72 Apologies for Absence

Apologies were received from Cllr S Dickson, Cllr A Talboys and Cllr K Mordecai

73 Declarations of Interest with Respect to Agenda Items

There were none.

74 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 24/00980/OUT, Land south of London Road. They raised the following objections:

- Who decides what the proportion of affordable housing will be on these new estates
- Development on the Green Belt
- No very special circumstances for building on the Green Belt
- Creates urban sprawl between Billericay and Haverings Grove
- Detrimental impact on the Town and on the A129 from the increase in traffic from this site and other nearby planned developments
- The new junction planned for this site along with the secondary access will disrupt traffic flow and increase congestion on the existing junction of the A129 with Tye Common Road
- Planned 3 storey dwellings will be detrimental to the street scene and the open aspect of this area will be lost
- Light and noise pollution from the neighbouring sports clubs will affect the new development and there is no mention of the football club in the documents
- Concern re flooding with extra run off created from the estate
- Detrimental impact on biodiversity with the planned removal of trees and hedges
- Lack of facilities in the area such as schools and doctor's surgeries to cope with additional housing
- Not a sustainable location
- Completely wrong for the area taking into consideration the cumulative effect with other potential developments that are currently being considered
- Complaints are currently being received from existing residents in this area about light and noise pollution from the sports clubs and these will only increase from residents of this new development

The meeting was reconvened.

75 Signing of Planning Committee Minutes 3 September 2024

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

76 Planning Applications

24/00903/FULL	14 Headley Road	<p>Demolition of existing conservatory and erect single storey rear extension</p> <p>Resolved: The Town Council had no objection to the application.</p>
24/00926/VAR	Coop The Pantiles	<p>Variation of Condition 2: (approved plans - 16311-100 rev A, 16311-110 REV E (revised), 16311-111 REV B (revised, 16311-112 REV F (revised)), Condition 5: (vehicle parking area. 16311-110 rev E, and Condition 7: (screening - drawings no. 16311-100 rev A, 16311-110 rev E, 16311- 111 rev B, and 16311-112 of Approved plans 22/00161/FULL: External alterations to foodstore, including; new shopfront glazing, fascia banding, rendering of brickwork. Works to servicing area, including; demolition of pre-fab building to rear and minor extension (92sqm) to create new service pod. New entrance canopy and customer ramp access. Reconfiguration of existing shared car park. Installation of new plant enclosure to rear.</p> <p>Resolved: The Town Council had no objection to the application.</p>
24/00980/OUT	Land South Of London Road	<p>Demolition of existing buildings; 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>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Development on the Green Belt • This is a Critical Drainage Area (CDA) and there appears to be no mitigation for this

		<ul style="list-style-type: none"> • Detrimental to the street scene • Encroachment – joining up the gap between Billericay and Haverings Grove • Incongruous in the area • Prejudicial to future planning of the area specifically the relief road that was in the Local Plan • No exceptional circumstances for building on the Green Belt • Highway safety with pedestrian access across a busy road • Detrimental visual impact for people travelling into Billericay • References to the Local Plan in the documents are not valid as the plan has been withdrawn • Detrimental impact on traffic in the area • New houses are 3 storeys which is detrimental to the visual amenity and out of keeping in the area • Light and noise pollution from existing sports facilities in the area from which there are already ongoing complaints from existing residents of this area and the new development will be sited closer to these facilities
24/00986/FULL	Kingsmans Farm Tye Common Road	Proposed barn to be used as a grain drying facility Resolved: The Town Council had no objection to the application.
24/00988/FULL	Kingsmans Farm Tye Common Road	Erection of a building to be used as a grain storage facility for the existing farm and a machinery store Resolved: The Town Council had no objection to the application.
24/01014/FULL	5 The Knoll	Convert garage and erect proposed single storey side extension Resolved: The Town Council had no objection to the application.

24/01015/FULL	1 Weavers Close	Porch to front, single storey rear extension, insertion of rooflight and new side windows to existing dwellinghouse Resolved: The Town Council had no objection to the application.
24/01022/FULL	14 Hillside Road	Demolish garage and part of existing rear projection, and construction of two storey side/rear extension, single storey rear extension, hip to gable roof extension, rear dormer and form first floor terrace to rear Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Oversize dormer – there is not sufficient distance between the edge of the house and the dormer
24/01041/FULL	Greenleas Farm London Road	Part single and part two storey rear extension, first floor rear extension, replacement porch to front and alterations to elevations Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Over development - exceeds the permitted development allowed in the Green Belt
24/01051/FULL	4 Maplebrook Mews	Single storey side extension Resolved: The Town Council had no objection to the application.

77 Notification of a planning appeal

Members noted an appeal lodged for planning application 24/00440/FULL, 11 Lion Lane. The application was for a detached carport to front. The Town Council had objected to the application. It was

Resolved: that the information be noted

78 Notification of a planning appeal

Members noted an appeal lodged for planning application 24/00266/FULL, 23 Abbey Road. The application was for an extension to existing front dormer. The Town Council had no objection to the application.

Resolved: that the information be noted

79 NPPF Consultation

Members received and considered a response by the Town Council to the NPPF Consultation which was put together by Cllr Tutton, Cllr May and Cllr Dickson. Members agreed that the responses in the document should be submitted on behalf of the Town Council. Members also thanked Cllr Tutton, Cllr May and Cllr Dickson for all their hard work in completing the consultation. It was

Resolved: that the Committee Clerk submits the responses to the NPPF consultation.

80 Licensing Application

Members considered an application for a pavement licence for Gails, 84 High Street. Proposed times that the furniture will be present are Monday-Sunday 7.00 to 19.00. It was

Resolved: The Town Council had no objection to the application

81 Licensing Application

Members considered an application for a pavement licence for Blue Boar, 29 High Street. Proposed times that the furniture will be present are Monday-Sunday 8.00 to 21.00. It was

Resolved: The Town Council had no objection to the application

82 Questions from Press and Public

A member of the public asked who would make sure that the chairs outside of the premises mentioned in the pavement licences would stay within their curtilage. The Chairman replied that any encroachment issues should be reported to Basildon Council.

There being no further business, the Chairman closed the meeting at 7.43pm. The next Planning Committee will be held on Tuesday 1 October 2024.

Chairman

Date