

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 11 JUNE 2024 AT 7pm**

Present

Cllr C May – Vice Chairman	Cllr R Clark	Cllr E Davies
Cllr M Moore	Cllr K Mordecai	Cllr A Talboys

In Attendance Diane McCarthy – Committee Clerk and 5 members of the public

23 Apologies for Absence

Apologies were received from Cllr M Dear, Cllr J Devlin and Cllr J Tutton

24 Declarations of Interest with Respect to Agenda Items

There were none.

25 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 23/00556/FULL, 138 High Street. The members of the public raised the following objections:

- Application states the address as 138 High Street but access will be via Stanley Terrace which is a private road maintained by the residents
- There is no access for construction traffic
- It is not appropriate for it to be shown as sold with access via Stanley Terrace as permission for access needs to be granted by the owners/residents of existing houses
- There is a historic Well at the end of the road and residents do not want it disturbed or changed because of the development
- Stanley Terrace is a communal space owned and maintained by current residents
- Very limited parking as it is only a small road
- The proposed blocks of flats will be overlooking and an invasion of privacy on existing houses
- Loss of amenity for current residents
- Not clear how refuse collections will be managed for the new development and could cause potential traffic hazard on Sun Street
- There is a well-established commercial business at the rear of the site and concern was raised that there could be complaints from future residents about noise which would be unfair as the business has operated on the site for many years

The meeting was reconvened.

26 Signing of Planning Committee Minutes 28 May 2024

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

27 Planning Applications

23/00556/FULL	138 High Street	<p>First and second floor of 'Pasha' building to be converted to 1no residential dwelling retaining existing commercial use of ground floor. Existing extension to No.138 and existing outbuilding conversion into 3no. residential dwellings. Two blocks comprising 12 no flats. 1no. Dwellinghouse constructed on Stanley Terrace</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • The dwellings do not fit in the Conservation Area and are out of keeping in the street scene • Loss of privacy due to overlooking existing properties • Overdevelopment of the site • Well established industrial site next to the development could be affected by noise complaints from future residents of the new dwellings
24/00565/FULL	21A Walman House St Ediths Court	<p>Retrospective application for terrace and glass balustrading and application to install section of 1.8m high obscured glass balustrade / privacy screen</p> <p>Resolved: The Town Council had no objection to this application.</p>
24/00567/VAR	91 Stock Road	<p>Variation of Condition 2 (approved drawings) of planning permission reference 22/00706/FULL granted on 29/07/2022 to add an air source heat pump to rear of building</p> <p>Resolved: The Town Council had no objection to this application.</p>
24/00573/FULL	11 Oakwood Drive	<p>Conversion of existing UPVC conservatory to a flat roof extension with sliding glazed doors</p> <p>Resolved: The Town Council had no objection to this application.</p>

24/00574/FULL	26 Horseshoe Close	Loft conversion incorporating rear box dormer and front rooflights to accommodate habitable space in the roof space Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Overly bulky and awkward design
24/00582/FULL	33 High Street	Single storey extension to existing storage area Resolved: The Town Council had no objection to this application.
24/00591/FULL	249 Mountnessing Road	Proposed demolition of existing workshop and construction of a self-build 3 bedroom chalet bungalow with parking Resolved: The Town Council had no objection to this application.
24/00598/FULL	64 Frithwood Lane	Alteration to front facade, single storey rear and side extensions and re-location of existing summer house. New crossover onto Frithwood Lane and new drive to front garden Resolved: The Town Council had no objection to this application.

28 Questions from Press and Public

There were none

There being no further business, the Chairman closed the meeting at 7.35pm.
The next Planning Committee will be held on Tuesday 25 June 2024.

Chairman

Date