

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 12 MARCH 2024 AT 7pm**

Present

Cllr J Tutton - Chairman	Cllr C May – Vice Chairman	Cllr M Dear
Cllr J Devlin	Cllr M Moore	Cllr K Mordecai
Cllr A Talboys		

In Attendance Diane McCarthy – Committee Clerk and 19 members of the public

142 Apologies for Absence

Apologies were received from Cllr J Clark, Cllr R Clark, Cllr J Henshaw and Cllr D Spencer

143 Declarations of Interest with Respect to Agenda Items

There were none.

144 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 23/01519/FULL, Land lying to the west of Heath Close and 24/00182/FULL, 89 High Street. Members of the public raised the following objections:

24/00182/FULL – 89 High Street

- There are already access issues for delivery vans/refuse services and filling the existing car park with properties will only cause more obstructions and issues
- There will be a lack of space for vehicles to turn and manoeuvre
- Highway safety issue as vehicles will have to reverse onto a busy High Street
- Loss of light and overshadowing
- Loss of privacy due to overlooking
- New dwellings will have a negative impact on the value of existing houses
- Over development of the site
- Out of keeping with the character of the area and the Conservation Area
- Considerable disruption to neighbouring properties during construction
- The houses are too close to the rear boundary of the flats in Squire House
- Three storey townhouses will have an impact on light and will be detrimental to the neighbouring amenity
- Detrimental impact on wildlife

23/01519/FULL – Land lying to the west of Heath Close

- Development in the Green Belt and there are no very special circumstances to allow development on the site
- Highway safety issues – access issues with an increase in traffic on an already congested road
- Local existing infrastructure is inadequate to support this development
- There is a well-used public right of way across the site which will be adversely affected by this large development
- Loss of established trees on the site
- The planned sheltered accommodation is four storeys high which will be overbearing and over height
- Out of keeping with the streetscene
- Housing design is incongruous for the area
- Substantial increase in traffic on Tye Common Road which is already highly congested at peak times
- The sheltered accommodation block will be highly visible from other areas of the Town
- Insufficient parking
- Detrimental impact on this NHS owned private road which is used for staff parking
- Potential of complaints from future homeowners on the site of noise and light pollution from existing nearby sports facilities
- Housing mix is inadequate
- Unsustainable location
- Inadequate public transport
- No proven need for sheltered accommodation
- Detrimental impact on wildlife habitat
- Lack of parking on this new development
- Insufficient open space planned within the development
- Over development of the area

The meeting was reconvened

145 **Signing of Planning Committee Minutes 27 February 2024**

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

146 Planning Applications

23/01519/FULL	Land Lying to The West of Heath Close	<p>Erection of 32 no. houses and a 30 unit sheltered housing facility with associated access and a pumping station</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Out of keeping in the area • Over development of the site • Northern end of the site is a zone 3 flooding area and development here has potential to cause flooding elsewhere • The Environment Agency have this site identified as an 'open space' on their flooding map • Poor and awkward design • Development in the Green Belt • No exceptional circumstances for building in the Green Belt • Highway safety issue – the increased volume of traffic associated with the site will cause issues on an already congested road • Lack of affordable housing in the plans • Potential detrimental affect on existing sports grounds from complaints about light and noise from future residents of the new development
24/00133/FULL	Blue Cedars London Road	<p>Change of use from dwellinghouse (Class C3 use) to residential institution (Class C2 use), new access, cycle and refuse stores</p> <p>Resolved: The Town Council had no objection to this application.</p>
24/00137/FULL	80 High Street	<p>New roof, first and second floor extensions with front and rear dormers and rear roof terraces, and alterations to ground floor to form 3 x 2 bedrooms flats at 80 - 82 High Street</p> <p>Resolved: The Town Council had no objection to this application.</p>
24/00161/FULL	The Crown Public House	<p>Retrospective application for the installation of a marquee within the trade garden and replacement boundary treatment</p> <p>Resolved: The Town Council had no objection to this application.</p>

24/00182/FULL	89 High Street	<p>Proposed removal of surface car park to enable the construction of 2 x semi-detached houses with associated landscaping, parking and refuse storage</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Excessive height • Over development of the area • Highway safety issue as due to lack of turning space vehicles will have to reverse onto a busy High Street which will also be a hazard to pedestrians • New dwellings will create a 'cramped' appearance on the site • Overlooking of neighbouring properties • Loss of residential amenity for neighbouring properties • New dwellings create too much density on the site
24/00191/VAR	Billericay Town Football Club Blunts Wall Road	<p>Removal of Condition 8 (bollards to be provided on the existing highway verge) of planning permission 17/01186/FULL</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • The condition was imposed as part of planning consent and should be fulfilled
24/00199/PACU	First And Second Floor 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 8 x 1-bed and 2 x 2-bed apartments</p> <p>Resolved: The Town Council had no objection to this application.</p>
24/00213/FULL	27 Crescent Road	<p>Single storey rear extension</p> <p>Resolved: The Town Council had no objection to this application.</p>

24/00230/FULL	17 Hunts Mead	<p>Proposed hip to gable roof extension with flat roof rear dormer and two front pitch roof dormers. Single storey rear extension with replacement roof</p> <p>Resolved: The Town Council had no objection to this application.</p>
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147 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 8.02pm. The next Planning Committee will be held on Tuesday 26 March 2024.

Chairman

Date