

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 16 MAY 2023 AT 7pm**

**Present**

|                |                 |                |
|----------------|-----------------|----------------|
| Cllr J Clark   | Cllr R Clark    | Cllr C May     |
| Cllr J Devlin  | Cllr K Mordecai | Cllr D Spencer |
| Cllr M Moore   | Cllr J Tutton   |                |
| Cllr A Talboys | Cllr M Dear     |                |

In Attendance      Eight members of the public and the Town Clerk

In the Chair – Cllr J Devlin

**1      Election of Chairman**

Cllr J Tutton was proposed by Cllr Dear and seconded by Cllr Talboys and as there were no other nominations it was:

**Resolved:** that Cllr Jim Tutton be elected Chairman of the Planning Committee for the ensuing municipal year.

In the Chair – Cllr Tutton

**2      Apologies for Absence**

Cllr James Henshaw

**3      Appointment of Vice Chairman**

Cllr Chris May was proposed by Cllr Dear and seconded by Cllr Tutton and as there were no other nominations it was:

**Resolved:** that Cllr Chris May be appointed Vice-Chairman of the Planning Committee for the ensuing municipal year.

**4      Declarations of Interest with Respect to Agenda Items**

Cllr Moore declared an Other Registerable Interest in planning application 23/00542/FULL, 49 Laindon Road as she lives next door to the property. Cllr Moore did not take part in any discussion on the application.

**5      Public Participation Session with Respect to Agenda Items**

One member of the public spoke about 97 Chapel Street and raised the following objections:

- The proposed design is not in keeping with the conservation area
- Existing building should not be demolished
- Other old buildings have been successfully renovated in the vicinity

Seven members of the public spoke about 138 High Street and raised the following objections:

- Design is out of keeping within the conservation area
- There will be issues with the lack of parking, emergency vehicle access and an exacerbation of traffic problems
- There is a well on site which could be hazardous
- Bats and other wildlife live on the site and any development will encroach upon their habitat
- Will be problematic for developers to access the site
- Billericay already has plenty of flats

## 6 Signing of Planning Committee Minutes 2 May 2023

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

## 7 Planning Applications

|               |   |   |
|---------------|---|---|
| 22/01464/FULL | Garages Between 21 And 23 Salesbury Drive | Demolition of redundant garages and erection of a pair of semi-detached bungalows and associated works<br><br><b>Resolved:</b> The Town Council had no objection to this application.   |
| 23/00458/FULL | 17 Second Avenue                          | Extension to existing first floor rear extension and alterations to fenestration<br><br><b>Resolved:</b> The Town Council had no objection to this application.   |
| 23/00512/FULL | 41 South Ridge                            | Single storey rear extension<br><br><b>Resolved:</b> The Town Council had no objection to this application.   |
| 23/00517/FULL | 97 Chapel Street                          | Demolition of existing dwelling house and construction of a pair of semi-detached houses<br><br><b>Resolved:</b> The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> <li>• Original dwelling should be restored the same as Elizabeth Cottage and The Rising Sun public house both of which are in the Conservation Area.</li> </ul> |
| 23/00542/FULL | 49 Laindon Road                           | Single storey rear extension<br><br><b>Resolved:</b> The Town Council had no objection to this application.   |
| 23/00556/FULL | 138 High Street                           | First and second floor of 'Pasha' building to be converted to 2no residential dwellings retaining   |

|               |                    |  |
|---------------|--------------------|--|
|               |                    | <p>existing use of ground floor. Existing extension and outbuilding conversion into 3no. residential dwellings. 2no blocks comprising 14 no flats. 1no. Dwellinghouse constructed on Stanley Terrace</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• The dwellings do not fit in the Conservation Area and are out of keeping in the street scene</li> <li>• Loss of privacy due to overlooking existing properties</li> <li>• Overdevelopment of the site</li> </ul> |
| 22/00564/FULL | 19 Rosslyn Road    | <p>Variation of Condition 2 (approved drawings) of planning permission 22/00564/FULL. Approved plans (1396/P/1, 2 &amp; 3) replaced with amended drawing 1396/P1C, 2A &amp; 3A, showing Study added to rear of garage new ground floor window added, air Source Heat Pumps to both properties and Plot 2 to have two storey bay to match plot 1</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>   |
| 23/00572/FULL | 10 Marlborough Way | <p>Two single storey rear extensions</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Insufficient rear garden</li> </ul>  |

## 8 Planning Committee Terms of Reference

Members reviewed the terms of reference of the planning committee and agreed the addition of new wording for consideration of delayed planning applications:-

*The planning committee may consider a delayed application that has missed the deadline for the current agenda but has an upcoming consultation expiry date prior to the next planning committee meeting date. It was:*

**Recommendation:** that the revised Terms of Reference be approved by full council.

## 9 Notification of Planning Hearing

Members considered a notice of a planning hearing regarding planning application 22/00296/FULL, Crays Hall Farm, Church Lane. The application was for installation of renewable energy generating station comprising ground mounted photovoltaic solar arrays together with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements. The hearing will be held at St Georges Suite, The Basildon Centre on 18 July 2023 at 10am. The Town Council objected to the application on the grounds of inappropriate development in the Green Belt. It was:

**Resolved:** that there is no modification to the Town Council's previous objection to the application.

## 10 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.51pm  
The next Planning Committee will be held on Tuesday 30 May 2023.

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Chairman

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Date