

BILLERICAY TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD IN THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY ON TUESDAY 18 APRIL 2023 AT 7pm

Present

Cllr J Tutton – Chairman	Cllr J Clark	Cllr R Clark
Cllr M Dear	Cllr K Mordecai	Cllr D Spencer
Cllr A Talboys	Cllr M Thomas (appointed substitute)	

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

162 Apologies for Absence

Apologies were received from Cllr Devlin, Cllr Henshaw and Cllr Moore,

163 Declarations of Interest with Regard to Agenda Items

Cllr Thomas declared a non registrable interest in planning application 23/00407/FULL, 124 Norsey Road as he knows the owners of the neighbouring property.

164 Public Participation Session with Respect to Agenda Items

The Chairman adjourned the meeting to hear from members of the public.

The members of the public present spoke in objection to planning application 23/00407/FULL, 124 Norsey Road. Their main objections to the application were:

- Not an appropriate use of the site, there are no other dwellings in this part of Norsey Road that are split into flats.
- Concern regarding the increase in the size of the rear terrace from 1 metre to 2 metres which is very close to the neighbouring property.
- Overlooking of neighbouring properties
- Windows in the flank walls do not appear to be obscure glazed and with living accommodation at first floor this will affect the privacy of neighbours.
- Concern about limited parking which is only one space per flat for 2 x 2 bedroom and 2 x 3 bedroom flats and one visitor space.
- Increase in noise from extra accommodation.
- Statement regarding affordable housing is misleading.

The meeting was reconvened.

165 Signing of Planning Committee Minutes 4 April 2023

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

166 Planning Applications

23/00322/FULL	6 Eccleston Gardens	Two storey rear extension Resolved: The Town Council had no objection to this application.
23/00407/FULL	124 Norsey Road	Proposed development comprising the construction of 4 self-contained residential apartments (Use Class C3 - 2 x 2-bed units and 2 x 3-bed duplex units) within a three-storey building over a basement level, together with the provision of car parking, cycle parking, landscaping, and associated works Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Inadequate parking • Highway safety concern with multiple vehicle movements on a busy road opposite a junction • Overdevelopment of the site • Out of keeping in the street scene • Potential noise and disturbance to neighbours • Potential to set a precedent for this type of development in Norsey Road • Affects privacy of neighbouring properties
23/00434/FULL	59 South Ridge	Demolition of existing conservatory and construction of a new single storey rear extension, together with a first floor extension above existing single storey rear extension Resolved: The Town Council had no objection to this application.
23/00440/FULL	26 Carson Road	Front single storey extension, partial conversion of existing garage and removal of existing conservatory Resolved: The Town Council had no objection to this application.

23/00443/FULL	109 High Street	New timber painted lettered shop signage on new timber fascia board Resolved: The Town Council had no objection to this application.
23/00444/ABAS	109 High Street	Replacement timber fascia sign with timber lettering (non-illuminated) Resolved: The Town Council had no objection to this application.
23/00449/FULL	55 Stock Road	Two storey front and side extension, first floor rear extension and front dormers, with remodelling at ground and first floors Resolved: The Town Council had no objection to this application.
23/00450/FULL	7 Saffron Walk	Single storey rear extension, including demolition of existing garage, shed & greenhouse Resolved: The Town Council had no objection to this application.

167 Notification of Planning Appeal

Members noted an appeal for planning application 22/01297/FULL, 1A Mons Avenue. The application was for a roof extension to provide first floor accommodation, new entrance to front and general alterations. The Town Council had no objection to the application. It was

Resolved: That the information be noted.

168 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.38pm
The next Planning Committee will be held on Tuesday 2 May 2023.

Chairman

Date