

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 19 SEPTEMBER 2023 AT 7pm**

Present

Cllr C May – Vice Chairman	Cllr R Clark	Cllr M Dear
Cllr J Devlin	Cllr M Moore	Cllr K Mordecai
Cllr D Spencer	Cllr A Talboys	Cllr M Mordecai – appointed substitute

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

70 Apologies for Absence

Apologies were received from Cllr J Clark, Cllr Henshaw and Cllr Tutton

71 Declarations of Interest with Respect to Agenda Items

There were none.

72 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 wished to speak about planning application 23/00556/FULL, 138 High Street. They raised the following objections to the application:

- The historic nature of Stanley Terrace needs to be protected and the addition of a seventh cottage would change the nature of the street.
- The proposed buildings at the back of the site would be intrusive and will overlook the cottages in Stanley Terrace.
- There is a historic Well at the end of the road and residents don't want it disturbed or changed as a result of the development.
- The footprint of the development is very large and would be over development of the site.
- Residents have a query on the deeds for the piece of land where the new cottage is proposed to be built.
- There is no access apart from the High Street to get to the new property.
- Residents already have issues with the existing sewage network and additional housing would make this worse if connected.
- 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.

73 Signing of Planning Committee Minutes 5 September 2023

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

74 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 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>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
23/00918/FULL	81 Chapel Street	<p>Proposed semi-detached replacement dwelling and internal garage</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 street scene
23/01008/FULL	22 Outwood Farm Close	<p>Conversion of existing double garage into a one bedroom annex</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Backland development • The Town Council can see no reason for separate accommodation to be built on this site
23/01043/FULL	25 Crown Road	<p>Proposed two storey rear extension including lower ground habitable room and front porch with internal alterations (revised lapsed scheme)</p> <p>Resolved: The Town Council had no objection to this application.</p>

23/01105/FULL	Crays Hall Farm Church Lane Ramsden Crays	Erection of agricultural storage building and extension of adjacent farmyard for agricultural storage Resolved: The Town Council had no objection to this application.
23/01120/FULL	4 Maplebrook Mews	Side extension (part pitch roof, part flat roof) and loft conversion adding new front gable, front skylight and skylight at the rear of the property Resolved: The Town Council had no objection to this application.
23/01132/PACU	22 Chapel Street	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 Class E to Class C3 to contain 1 town house Resolved: The Town Council had no objection to this application.
23/01138/FULL	4 Bootham Close	Proposed front dormer, proposed front porch and alterations to the rear elevation Resolved: The Town Council had no objection to this application.

75 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.37pm
The next Planning Committee will be held on Tuesday 3 October 2023.

Chairman

Date