

BILLERICAY TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD IN THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY ON TUESDAY 23 JULY 2024 AT 7pm

Present

Cllr J Tutton – Chairman	Cllr C May – Vice Chairman	Cllr R Clark
Cllr M Dear	Cllr J Henshaw	Cllr M Moore
Cllr K Mordecai	Cllr A Talboys	

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

42 Apologies for Absence

Apologies were received from Cllr E Davies and Cllr J Devlin

43 Declarations of Interest with Respect to Agenda Items

Cllr M Dear declared an other registerable interest in planning application 24/00762/OUT as she is the Chairman of neighbouring Great Burstead and South Green Village council. Cllr M Moore also declared an other registerable interest in planning application 24/00762/OUT as she lives in Laindon Road.

44 Public Participation Session with Respect to Agenda Items

The Chairman adjourned the meeting to hear from members of the public who were speaking in objection to planning application 24/00762/OUT, Land West of Laindon Road. Members of the public raised the following objections:

- Existing houses in this location add up to 209 dwellings, this application of 250 houses more than doubles the number of properties accessing Laindon Road and doubles the number of people
- This site along with other planned developments in the area should contribute to the delivery of new GP provision. Expansion of existing GP provision is not an option therefore new GP provision in this location is required
- Most of this Green Belt site is classified as Grade 3A or 3B meaning it is good quality agricultural land ideal for growing crops which has been done for the last 200 years
- The NPPF paragraph 138 (c) confirms that one of the purposes of the Green Belt is to assist in safeguarding the countryside from encroachment which clearly this application does not meet
- This development should be supported by sufficient infrastructure to ensure it is sustainable and does not exceed the capacity of existing infrastructure
- There is concern regarding the cumulative effect of this planning application along with others either approved or in the pipeline which will amount to a total of 1,115 new homes in this part of Billericay
- Detrimental impact on the environment with a loss of trees
- Detrimental impact on the ecology of the area, the Essex Bat Association have confirmed the presence of bats and a 'bat highway' in the area

- Concern regarding the quality of drainage on the site
- The planned development encroaches on the existing footpath in the area and is very close to the ancient woodland
- An exit/entry way for emergency vehicles is planned for Frithwood Lane and there is major concern that this could become a 'rat run'
- The increase in traffic along with traffic from all the other proposed new developments will have a detrimental impact on the environment and residential amenity of the town
- This development would result in an increase in population to approximately 60,000 which is not sustainable for Billericay
- Gleeson Land Ltd are not house builders so there is a fear that if they obtain permission the site will be sold to another developer and the current illustrative masterplan will change with potential future planning applications asking for more houses or even apartments
- The construction phase of this development will cause major disruption in this area

The meeting was reconvened.

45 Signing of Planning Committee Minutes 9 July 2024

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

46 Planning Applications

24/00236/FULL	22 Chapel Street	Roof alterations including rooflights and alterations to fenestration Resolved: The Town Council had no objection to this application.
24/00581/FULL	Garage At 11 Tanfield Drive	Existing single garage to be replaced with double garage Resolved: The Town Council had no objection to this application.
24/00648/FULL	150 Western Road	Enlargement of chalet-bungalow with front, side and rear extensions at ground and first floor incorporating new dormer windows, new garage and alterations to fenestration Resolved: The Town Council had no objection to this application.
24/00713/FULL	17 Rear of Radford Way	Office conversion to a bedsit residential unit with new balcony Resolved: The Town Council had no objection to this application.

24/00714/FULL	94 Upland Road	Loft extension with new extended rear/side dormer Resolved: The Town Council had no objection to this application.
24/00719/FULL	6 Frithwood Lane	Erect single storey front extension and alter fenestration to rear Resolved: The Town Council had no objection to this application.
24/00728/PACU	Unique House, 147 High 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 Use Class E (Commercial, Business and Service) to Use Class C3 (Residential) comprising 8 x 1-bed and 2 x 2-bed apartments and associated works Resolved: The Town Council had no objection to this application.
24/00751/FULL	16 Farriers Drive	Install new roof to garage with front and rear facing dormers Resolved: The Town Council had no objection to this application.
24/00762/OUT	Land West of Laindon Road	Outline application with all matters reserved except access onto Laindon Road for the erection of up to 250 homes; new vehicular access off Laindon Road; new pedestrian and cycle access points; together with car parking, landscaping / green infrastructure, surface water drainage basins and associated works Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Detrimental effect on Laindon Road and Sun Corner especially with the one-way system in Laindon Road meaning traffic can only approach the site from Sun Corner roundabout • Huge increase in the number of cars leading to an increase in congestion • The increase in traffic along with extra traffic from all the other planned developments in the area will cause an enormous increase in pollution • Detrimental impact on the environment and on the ancient woodland

		<ul style="list-style-type: none"> • Major damage to biodiversity in this area • Potential for major congestion at the roundabout with Laindon Road and the A176 especially with the granted development of 180 homes at Kennel Lane which also accesses this roundabout • Inappropriate development on the Green Belt with no very exceptional circumstances for building on the Green Belt • There is a danger that the emergency access road planned for Frithwood Lane will become a rat run for traffic • Billericay is already a red zone for traffic so new infrastructure is required before any development takes place • There is a concern that Gleeson Land Ltd will obtain permission and then sell the site to another developer which is what happened at the nearby Kennel Lane site • No supporting infrastructure for this development • No improvements to road safety • Concern regarding surface water runoff in this area
24/00773/FULL	10 Charity Farm Chase	<p>Single storey extension to link garage to house and garage conversion</p> <p>Resolved: The Town Council had no objection to this application.</p>
24/00775/FULL	4 Harrods Court	<p>Single storey front extension, two storey side extension & loft conversion including rear dormer and front rooflights</p> <p>Resolved: The Town Council had no objection to this application.</p>
24/00793/FULL	11 Stock Road	<p>Part single and part two storey side extension, roof extensions and rooflights, extension and alterations to existing single storey rear projection including alterations to fenestration and new balcony at first floor over</p> <p>Resolved: The Town Council had no objection to this application.</p>

47 Norwich to Tilbury Consultation

Members considered and approved the Town Council's response to the Norwich to Tilbury consultation. It was

Resolved: that the Town Council's response to the Norwich to Tilbury consultation be approved and submitted.

48 Full Statutory and Non-Statutory comments on planning portal

Members considered a request from residents for Basildon Council to upload full statutory and non-statutory comments for all Billericay Green Belt applications on the planning portal. Residents had asked for support from the Town Council by asking Basildon Council to consider making a change their policy on this. It was

Resolved: that the Town Council writes to Basildon Council planning department to request that full statutory and non-statutory comments are made available to the public to view on the planning portal.

49 Item for Information

Further to information given in the King's speech the new planning and Infrastructure Bill sets out reform to the planning system. The Bill aims to speed up building projects by simplifying the consent process for major infrastructure schemes and to modernise planning committees so they can process applications faster. Planning rules will also be changed so that communities only have a say on "how and not if" new homes and infrastructure are built. It was

Resolved: that the information be noted.

50 Questions from Press and Public

There were none

There being no further business, the Chairman closed the meeting at 7.54pm. The next Planning Committee will be held on Tuesday 6 August 2024.

Chairman

Date