

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 26 MARCH 2024 AT 7pm**

Present

Cllr J Tutton - Chairman	Cllr C May – Vice Chairman	Cllr R Clark
Cllr J Devlin	Cllr K Mordecai	Cllr A Talboys

In Attendance Diane McCarthy – Committee Clerk and 6 members of the public

148 Apologies for Absence

Apologies were received from Cllr J Clark, Cllr M Moore and Cllr D Spencer

149 Declarations of Interest with Respect to Agenda Items

Cllr Tutton declared a non-registrable interest for planning application 24/00246/FULL as he knows the occupants and removed himself from the meeting when discussion on this application took place.

150 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 19/01725/OUT, Land north of London Road. Members of the public raised the following objections:

- Development in the Green Belt and there are no very special circumstances to allow development on the site
- The Green Belt in this part of the town prevents urban sprawl
- The additional traffic flow from this huge estate would cause major issues at peak times on an already very busy main road
- With other planned developments close to this site there could potentially be four new junctions in this area which will cause major traffic issues
- Detrimental to the visual amenity of the footpath that runs through this area as it will now be surrounded by a housing estate
- Major loss of long distance views across the site
- The site is not in a sustainable location and is too far from local services, schools and GP surgeries
- London Road is already prone to flooding and this could be made worse by run-off from this large development
- Highway safety issue with the proposed access from Mountnessing Road and site lines to the humpback bridge
- With two proposed access points to the site there is a potential for the estate to become a rat run for traffic trying to avoid the already congested traffic lights at the junction of London Road with Mountnessing Road and Tye Common Road
- There are no new essential services planned to absorb the increase in population
- Detrimental to local wildlife due to loss of hedgerows and trees

- Loss of agricultural land
- The nearest school to the site is already over subscribed and the next nearest school would be too far to walk to from the site
- The proposed housing mix of 3+ bedroom houses will not be helpful for first time buyers
- It is predicted that 75 houses a year will be built which means that this development will be a building site for many years before reaching the planned 480 houses

The meeting was reconvened

151 Signing of Planning Committee Minutes 12 March 2024

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

152 Planning Applications

19/01725/OUT	Land North of London Road	<p>Outline Planning Application with all matters reserved except access for the development of the site to provide up to 480 new homes, with primary access from London Road and secondary access from Mountnessing Road, with associated infrastructure, landscaping, open space and drainage. (Note that this application is accompanied by an Environmental Statement)</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • The traffic report used is dated 2014 so does not reflect the current traffic situation in the area • Concern regarding air pollution from the increase in traffic from this large development • Development in the Green Belt and there are no very special circumstances to allow development on the site • The increase in the number of cars entering and exiting the site via the two access points will cause major traffic issues • Concern regarding flooding on London Road with increase in run-off from the new development • Lack of supporting infrastructure such as schools and GP surgeries • The removal of hedgerows and trees will be detrimental to wildlife • Highway safety issue with increase in pedestrians using the very narrow footpaths over the railway bridge in Mountnessing Road
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24/00246/FULL	21 Portman Drive	Two storey front extension Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Detrimental to the street scene
24/00255/FULL	3 Lakeside	Single storey rear extension Resolved: The Town Council had no objection to this application.
24/00265/FULL	Finished By Hand Radford Way	Erection of an electrical substation and a 6 charger, high-powered, Electric Vehicle Charging hub Resolved: The Town Council had no objection to this application.
24/00266/FULL	23 Abbey Road	Extension to existing front dormer Resolved: The Town Council had no objection to this application.
24/00267/FULL	93 Western Road	Single storey side and rear extension with rooflights The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Habitable room on the boundary

153 Questions from Press and Public

A member of the public asked how to object to planning applications and was advised that this can be done via the Basildon Council planning portal, by email or in writing.

There being no further business, the Chairman closed the meeting at 7.39pm.
The next Planning Committee will be held on Tuesday 9 April 2024.

Chairman

Date