

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 27 FEBRUARY 2024 AT 7pm**

Present

Cllr J Tutton - Chairman	Cllr R Clark	Cllr M Dear
Cllr J Devlin	Cllr M Moore	Cllr K Mordecai
Cllr A Talboys		

In Attendance Diane McCarthy – Committee Clerk and 12 members of the public

142 Apologies for Absence

Apologies were received from Cllr J Clark, Cllr J Henshaw, Cllr C May and Cllr D Spencer

143 Declarations of Interest with Respect to Agenda Items

There were none.

144 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 24/00183/FULL, 89 High Street. Members of the public raised the following objections:

- Balconies on the neighbouring flats will be overshadowed by the development
- The light report is inaccurate
- Loss of privacy – less than a 2m gap between the development and some balconies
- Increase in traffic
- Overshadowing and overlooking of neighbouring properties
- Overdevelopment of the site
- Inappropriate in a conservation area
- Access issues for delivery vans
- Concern re emergency access
- Increase in noise which is detrimental to neighbouring amenity
- 1.5 storey increase in development is overdevelopment
- Overlooking of the courtyard garden of the neighbouring property
- Detrimental impact on light to existing neighbouring dwellings

The meeting was reconvened

145 Signing of Planning Committee Minutes 13 February 2024

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

146 Planning Applications

24/00062/ABAS	Hill House 24 High Street	<p>Advertising to front elevation consisting of: rear LED illuminated white individual letters and orange bar to be seen alongside existing plaque and existing hanging sign</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> The orange bar on the sign is inappropriate on a listed building in the conservation area
24/00063/LBBAS	Hill House 24 High Street	<p>Consent for front signage of individual letters and single illuminated back bar</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> The orange bar on the sign is inappropriate on a listed building in the conservation area
24/00065/VAR	91 Stock Road	<p>Variation of condition 2 (Approved Plans) of planning permission reference 22/00706/FULL. 1) One additional rooflight to pitched roof 2. Raise window cills (front and back)</p> <p>Resolved: The Town Council had no objection to this application.</p>
24/00108/HEDGE	Anglian Water Authority Outwood Farm Road	<p>To support a P-scheme (Phosphate Dosing) to allow a temporary access track to be made onto our WRC (waste recycling centre) site. A small (maximum 5m) section of hedgerow to be removed this has been found to be within a locally protected area</p> <p>Resolved: The Town Council had no objection to this application but would like to see the hedge reinstated after the temporary road has been removed</p>
24/00110/FULL	8 Cavell Road	<p>First floor side extension with new windows to front and rear, raised gable, rear dormer window, front rooflights and added window to side of roof</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> Rear of the property is a poor and awkward design

24/00132/FULL	3 Boleyn Close	Single storey side extension (garage) Resolved: The Town Council had no objection to this application.
24/00154/FULL	195 Mountnessing Road	Proposed two storey side extension Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Extension is too close to the Highway
24/00155/VAR	6 Horace Road	Variation of condition 2 (Approved Plans) of 23/00068/FULL to allow first floor to be aligned with the ground floor on the flank and alterations to front elevation design Resolved: The Town Council had no objection to this application.
24/00156/FULL	11 Western Mews	Partial garage conversion Resolved: The Town Council had no objection to this application.
24/00183/FULL	89 High Street	Part change of use from commercial, business and service (Class E) to residential (Class C3), with works including infill loft extension, introduction of a south facing dormer and construction of a first floor/1.5 storey rear extension incorporating accommodation in the roof space to create 7 x one and two bedroom self-contained residential units, plus facade amendments to side elevation incorporating new windows; removal of ATM and reinstatement of front facade window; along with associated landscaping, parking and refuse storage Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Contravenes the 45 degree rule • Overdevelopment of the site • Increase in traffic • Overshadowing and overlooking of neighbouring buildings • Loss of privacy
24/00185/FULL	5 Cherry Gardens	Single storey side extension Resolved: The Town Council had no objection to this application.

147 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.46pm.
The next Planning Committee will be held on Tuesday 12 March 2024.

Chairman

Date