

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 28 MAY 2024 AT 7pm**

**Present**

Cllr J Tutton - Chairman	Cllr C May – Vice Chairman	Cllr R Clark
Cllr E Davies	Cllr M Dear	Cllr J Devlin
Cllr M Moore	Cllr A Talboys	

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

**12 Apologies for Absence**

Apologies were received from Cllr K Mordecai

**13 Declarations of Interest with Respect to Agenda Items**

There were none.

**14 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 in objection to planning application 24/00479/FULL, Land at Shepperds Tye, 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
- With other planned developments close to this site there could potentially be four new junctions in this area which will cause major traffic issues
- The Green Belt in this part of the town prevents urban sprawl and this development will add to coalescence with Havering’s Grove
- Design is incongruous and unattractive
- Insufficient on-site parking with nowhere for overspill
- No proven need or demand for luxury retirement apartments in Billericay
- Not exclusively for local people and will not free up local housing
- Light and noise pollution from tennis club could potentially affect new homes
- This development is not in isolation, there are other developments planned for this area
- South West Billericay is over developed

The meeting was reconvened

## 15 Signing of Planning Committee Minutes 14 May 2024

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

## 16 Planning Applications

24/00183/FULL	89 High Street	<p>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 self-contained ( 1 and 2 bed) 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 (amended)</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Over development of the site</li> <li>• Overshadowing and overlooking of neighbouring properties</li> <li>• Loss of privacy</li> <li>• Increase in traffic</li> </ul>
24/00472/FULL	11 Beaufort Road	<p>Single story side/rear extension. New windows to first floor rear elevation. New double glazed Bi-Fold ground floor doors to rear</p> <p><b>Resolved:</b> The Town Council had no objection to this application.</p>
24/00479/FULL	Land At Shepperds Tye London Road	<p>Development of land to provide retirement living community, comprising 65 No. retirement living plus (extra care, Use Class C2) apartments, with associated communal facilities, new access, communal gardens, landscaping and parking</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Insufficient parking for a retirement home</li> <li>• Incongruous design</li> <li>• Inappropriate development in the Green Belt</li> <li>• Detrimental to the street scene being of huge scale in a very open area</li> <li>• Outside of the built envelope of the town</li> <li>• Will cause traffic issues on an already busy junction</li> <li>• Excessive bulk and height</li> </ul>

24/00485/FULL	55 Stock Road	Proposed pergola in rear garden  <b>Resolved:</b> The Town Council objected to the application on the grounds of:  <ul style="list-style-type: none"> <li>Excessive height on the boundary</li> </ul>
24/00508/VAR	7 Carson Road	Retrospective variation of condition 2 (approved plans) of application 22/00045/FULL. Garage roof has been constructed with gable facing opposite way to approved plans  <b>Resolved:</b> The Town Council objected to the application on the grounds of:  <ul style="list-style-type: none"> <li>The garage is too far forward on the site and would need to be set back to conform with other garages in the street scene</li> </ul>
24/00512/FULL	56 Chestnut Avenue	Single storey front extension with flat canopy roof over and render to front elevation. Pitched roof to existing two storey front gable  <b>Resolved:</b> The Town Council had no objection to this application.
24/00531/FULL	4 Holly Court High Street	Change of use to existing disused Class E use unit to form part of existing restaurant Class A3 use at 4-7 Holly Court  <b>Resolved:</b> The Town Council had no objection to this application.
24/00550/FULL	2 Norsey Grange	Garden room outbuilding to rear garden  <b>Resolved:</b> The Town Council had no objection to this application.
24/00555/FULL	23 Glanmire	Demolition of existing conservatory and construct single storey rear extension  <b>Resolved:</b> The Town Council had no objection to this application.

**17 Notification of Appeal**

Members noted an appeal lodged for planning application 23/01581/FULL, 3 West Park Drive. The application was for construction of a new clipped hipped roof with a raised ridge incorporating a loft conversion, rear dormer, 5 roof lights, internal alterations and fenestration changes. The Town Council had objected to the application. It was

**Resolved:** that the information be noted

**18 Notification of Appeal**

Members noted an appeal lodged for planning application 24/00029/FULL, 46 Cromwell Avenue. The application was for single storey front and side extensions, plus extension to existing garage and canopy over window to front at ground floor. The Town Council had objected to the application. It was

**Resolved:** that the information be noted

**19 Response to Norwich to Tilbury consultation**

Members noted that a task and finish group will be meeting on 7 June to formulate the Town Council's response to the Norwich to Tilbury consultation. It was

**Resolved:** that the information be noted

**20 Premises Licence Application**

Members considered an application for a premises licence for: Lounge, 50-52 High Street, Billericay. The Application requested the licensable activity of the sale of alcohol for consumption on & off the premises and late-night refreshment. It was

**Resolved:** that the Town Council had no objection to the application.

**21 Premises Licence Application**

Members considered an application for a premises licence for: Golden Dragon, 106B High Street, Billericay. The Application requested the licensable activity of the sale of alcohol for consumption on & off the premises, recorded music anything similar to recorded or live music and performance of dance and late-night refreshment. It was

**Resolved:** that the Town Council had no objection to the application.

**22 Questions from Press and Public**

There were none

There being no further business, the Chairman closed the meeting at 7.50pm.  
The next Planning Committee will be held on Tuesday 11 June 2024.

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Chairman

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Date