

BILLERICAY TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD IN THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY ON TUESDAY 28 NOVEMBER 2023 AT 7pm

Present

Cllr J Tutton - Chairman	Cllr C May – Vice Chairman	Cllr J Devlin
Cllr M Moore	Cllr D Spencer	Cllr A Talboys

In Attendance Diane McCarthy – Committee Clerk and one member of the public

101 Apologies for Absence

Apologies were received from Cllr J Clark, Cllr R Clark, Cllr M Dear and Cllr K Mordecai

102 Declarations of Interest with Respect to Agenda Items

Cllr Devlin declared a non-registrable interest in planning application 23/01280/FULL, 135 Norsey View Drive as he knows the residents living next door to this property.

103 Public Participation Session with Respect to Agenda Items

The Chairman adjourned the meeting to hear from a member of the public who wished to speak about planning application 23/01319/FULL, 150 Western Road. The member of the public had the following objections to the application:

- Size of the new dwelling is not appropriate on the site
- Detrimental to neighbouring properties
- Development will be right up to the boundaries of the site
- Increase in height, proximity and depth of the new dwelling will affect light and will have an impact on all the windows of the neighbouring property which face this new dwelling

The meeting was reconvened.

104 Signing of Planning Committee Minutes 31 October 2023

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

105 Planning Applications

22/01097/FULL	Reids 66 Laindon Road	Conversion, redevelopment and extension of existing building to form third storey, and construction of new three storey residential apartment building providing a total of 32 residential apartments and associated access, parking, refuse, drainage, landscaping and other infrastructure works (AMENDED PLANS RECEIVED) Resolved: The Town Council had no objection to this application.
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23/01280/FULL	135 Norsey View Drive	<p>Garage conversion, single storey front infill extension, including a front porch, a single storey rear extension, proposed first floor rear extension and an increase in the size of the front dormer</p> <p>Resolved: The Town Council had no objection to this application.</p>
23/01319/FULL	150 Western Road	<p>Demolition of existing dwellinghouse and construct new detached two storey dwelling with rooms in roof, parking to front and rear amenity space</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Excessive bulk • Over dominant on the site • Height and bulk has an overbearing impact which is detrimental to residential amenity • Many rooms and windows of the neighbouring property (148) will only face this new dwelling
23/01365/FULL	8 Sylvan Tryst	<p>Single storey front extension plus garage conversion</p> <p>Resolved: The Town Council had no objection to this application.</p>
23/01366/FULL	10 Juniper Close	<p>Two storey front extension. First floor side extension and conversion of existing garage and carport</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Habitable rooms too close to the boundary • Lower extension is a contrived design • Two storey extension on the building line
23/01369/FULL	15 West Park Avenue	<p>Demolish existing detached garage and conservatory, construct roof alterations and extensions to form front two storey gable, pitched roof dormers, first floor rear extension with balcony, single storey front/side (double garage) and rear extensions, and alterations to fenestration</p> <p>Resolved: The Town Council had no objection to this application.</p>

23/01370/FULL	15 Leaway	Proposed part first floor and part two storey side extension and new porch extension to front Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Habitable rooms on the boundary
23/01383/FULL	325 Perry Street	Proposed two storey and single storey rear extensions Resolved: The Town Council had no objection to this application.
23/01390/FULL	58 Hunts Mead	Proposed single storey side extension with integrated garage, front dormer and new front bay window Resolved: The Town Council had no objection to this application.
23/01408/FULL	411 Outwood Common Road	Box dormer to rear Resolved: The Town Council had no objection to this application.
CC/BAS/96/23	Brightside County Junior and Infant School, Brightside	Proposed replacement roof and windows to south western wing of school Resolved: The Town Council had no objection to this application.

106 Public Inquiry relating to planning application 22/01353/OUT

Members considered an invitation to a public enquiry for planning application 22/1353/OUT which is being held on 12 December at 10am. Members that wish to participate should contact the planning authority at appeals@basildon.gov.uk for details as soon as possible prior to the inquiry. Cllr Devlin asked the committee clerk to circulate details of the inquiry to all members of the planning committee. It was

Resolved: that the committee clerk circulate the details of the inquiry to members of the planning committee.

107 Premises Licence Application

Members considered an application for a premises licence regarding The Warehouse, Radford Way. The Application requested the licensable activity of the sale of alcohol for consumption on the premises, live & recorded music and late-night refreshment. The hours for licensable activity of sale of alcohol and live and recorded music are Monday to Sunday

10am to midnight and late night refreshment Monday to Sunday 11pm to midnight. Opening hours are Monday to Sunday 10am to 12.30pm. It was

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

108 Estimate Provision for 2024/2025

Members considered the proposed estimate of £1000 required for 2024/2025 which is for replenishment of salt for the Town Council salt bins. It was

Recommended: that the estimate of £1000 for the planning committee be submitted to the Finance & General Purposes committee for approval.

109 Questions from Press and Public

There being no further business, the Chairman closed the meeting at 7.52pm. The next Planning Committee will be held on Tuesday 12 December 2023.

Chairman

Date