

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 3 SEPTEMBER 2024 AT 7pm**

**Present**

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

In Attendance      Diane McCarthy – Committee Clerk and 4 members of the public

**66 Apologies for Absence**

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

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

There were none.

**68 Public Participation Session with Respect to Agenda Items**

The Chairman adjourned the meeting to hear from members of the public who wished to speak about planning application 24/00824/VAR, 134 Mountnessing Road. They raised the following objections:

- The plans are not clear on what the actual changes are and how they differ to the granted application
- It is not clear how much further the building is coming back on the plot, looking at the foundations which are already in place it is very close to the boundary of neighbouring properties
- The new house will be bigger and therefore overbearing and will lead to overlooking
- There is very little detail on the measurements and how they have changed
- The application asks if the development has commenced, and the applicant has answered ‘no,’ but development has already started
- The original application had a garden of 162.0m<sup>2</sup>, the variation shows it is now 135.8m<sup>2</sup> which is smaller than the granted application
- This is a substantial revision to an already approved application with changes to front, side and rear elevations and substantial modifications to the distance to boundary measurements

The meeting was reconvened.

## 69 Signing of Planning Committee Minutes 20 August 2024

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

## 70 Planning Applications

24/00824/VAR	134 Mountnessing Road	<p>Variation of condition 2 (Approved plans) of application 22/01667/FULL to accommodate new boundary lines from topographical survey, repositioning on the proposed dwelling and change in the size and external appearance of the proposed dwelling</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"><li>• The site plan is incorrect especially the dimensions of the back garden</li><li>• This is a whole new application rather than just a variation</li><li>• Habitable room on the boundary</li><li>• Excessive height and bulk</li><li>• Creates a terracing effect</li><li>• Overlooking</li><li>• Insufficient rear garden</li><li>• Building work has already commenced and appears to be of a completely different design to the granted application</li></ul>
24/00987/FULL	22 Shanklin Avenue	<p>Proposed two storey front extension, single storey rear and side extension</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
24/00992/FULL	39 Chantry Way	<p>Two storey front, side and rear extension, alterations to elevations</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>

## 71 Questions from Press and Public

There were none

There being no further business, the Chairman closed the meeting at 7.22pm.  
The next Planning Committee will be held on Tuesday 17 September 2024.

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Chairman

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Date