

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 12 NOVEMBER 2024 AT 7pm**

Present

Cllr J Tutton - Chairman	Cllr R Clark	Cllr E Davies
Cllr M Dear	Cllr J Devlin	Cllr S Dickson
Cllr J Henshaw	Cllr M Moore	Cllr A Talboys

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

107 Apologies for Absence

Apologies were received from Cllr C May and Cllr K Mordecai

108 Declarations of Interest with Respect to Agenda Items

There were none.

109 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 applications 19/01725/OUT, Land North of London Road and 24/00824/VAR, 134 Mountnessing Road. Members of the public raised the following objections:

24/00824/VAR:

- This is once again an application, which after many planning applications for this site, is for revisions to an already approved application because of discrepancies in the Ordnance Survey map.
- Despite the variation seeking to normalise discrepancies with the OS plan the application also contains plans to reposition and change the appearance of the proposed dwelling
- Due to the number of revisions requested this should be a new full planning application rather than a variation
- The property is being moved back so will be too close to neighbouring properties
- The dwelling will now be in the position it was when it was originally refused planning permission
- This variation requests changes other than just positioning which means it should be subject to a new full planning application

19/01725/OUT:

- Inappropriate development on the Green Belt
- There are not enough secondary school places to cope with the additional demand created by this development
- Lack of GP surgeries – there are not enough to cope with this new housing

- Not a sustainable location, it is too far from the High Street and is an area that is prone to flooding
- Question re affordable housing, 3/4 bed houses are mentioned but more 2 bed houses are needed
- Agricultural survey mentions this area is subgrade 3a which should be avoided for development

The meeting was reconvened.

110 Signing of Planning Committee Minutes 29 October 2024

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

111 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. It was</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Concern regarding air pollution from the increase in traffic from this large development and this is not addressed in this update • Development in the Green Belt and there are no exceptional circumstances that are fully evidenced and justified to allow development on the site • Sites removed from the Green Belt must follow the new Golden Rules which state 50% of new homes must be affordable. This proposal only provides 35% • The increase in the number of cars entering and exiting the site via the two access points will cause major traffic issues and this has still not been addressed in this update • Additional impact of traffic from other proposed sites on London Road is not assessed. This will therefore make the traffic situation on London Road even worse • Concern regarding flooding on London Road with run-off from the new development which also has not been addressed in this update
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		<ul style="list-style-type: none"> • Assumptions made by the developer on Schools and GP Surgeries have been disproven by stakeholders in the NHS and Essex County Council. The information provided is incomplete and incorrect. The overall impact of other developments will only make this situation worse • An existing GP Practice in the Town referred to in the application is now closing and the proposal is to transfer impacted patients to another practice closer to this site • The removal of hedgerows and trees will be detrimental to wildlife which has not been addressed in this update • Highway safety issue with the increase in pedestrians using the very narrow footpaths over the railway bridge in Mountnessing Road which has also not been addressed in this update • 480 dwellings on a site with only one major and one minor exit will not cope with the traffic and will cause congestion on the new estate also impacting on air quality • In the Green Belt study this site has been assessed on purpose 2 which says will cause moderate harm if this site is removed and this has not been taken into consideration • This development is not in isolation but is one of several large developments planned which will adversely affect the whole of Billericay • Potential for years of disruption with construction on this and all the other planned sites
24/01144/FULL	336 Perry Street	<p>Single storey front extension</p> <p>Resolved: The Town Council had no objection to the application.</p>
24/01176/FULL	5 Cornflower Gardens	<p>Single storey front and rear extensions</p> <p>Resolved: The Town Council had no objection to the application.</p>

24/01233/FULL	11 Stock Road	Part single and part two storey side extension, roof extensions and rooflights, extension and alterations to existing single storey rear projection including alterations to fenestration Resolved: The Town Council had no objection to the application.
24/01240/FULL	9 Trumpeter Court	Proposed first floor side extension and front external cladding Resolved: The Town Council had no objection to the application.
24/01252/FULL	225A Stock Road	Single storey side and rear extensions Resolved: The Town Council had no objection to the application.
24/00824/VAR	134 Mountnessing Road	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. Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Insufficient rear garden • Excessive bulk • Overlooking of neighbouring properties • This application is not adjustment or variation it is in fact a new plan and therefore should be submitted on a new full planning application as a new design

112 Emerging Local Plan – Motion to remove the Green Belt Study Report

Cllr Dickson had submitted a motion that the Town Council asks Basildon to remove the Basildon Green Belt Study Final Report 2023 from the Emerging Local Plan Evidence Base. This was raised at Full Council on 24 October and referred back to the Planning Committee to discuss (minute 73). Cllr Dickson explained that the report was flawed and incorrect and that Billericay had no assessment made on 3 out of the 5 purposes of the Green Belt. There was no assessment on purpose 1 (checking unrestricted sprawl of large built-up areas). Cllr Dickson felt this had not been assessed properly and asked why Billericay had been treated differently to neighbouring areas like Brentwood, Rayleigh and Rochford who have been assessed against purpose 1. There has been no assessment on purpose 4 (to preserve the setting and special character of historic towns) and the whole of the Borough of Basildon had no assessment against purpose 5 (to assist in urban regeneration by encouraging the recycling of derelict and other urban land). A discussion ensued as to whether it was best to raise these points via the Regulation 18 consultation or to write separately and make Basildon Council aware of the Council's concerns.

After a vote it was agreed that the Town Council should write to Basildon Council laying out their objections to the Green Belt study and to also address the concerns when responding to the Regulation 18 consultation. It was

Recommended: that the planning committee writes to Basildon Council to raise their concerns regarding the flawed and inconsistent evidence regarding Billericay contained in the Green Belt Study Final Report 2023.

113 Basildon Local Plan

In advance of the consultation on the Local Plan, which is due to be released on 18 November, members considered how they would like to organise their response. For past consultations this has been achieved through a working group made up of members of the planning committee. Cllr Tutton asked if any members would like to sit on the working group and Cllr Dickson, Cllr Devlin, Cllr Dear and Cllr Tutton said they would like to sit on the group. Cllr Tutton also suggested that Cllr May would probably like to join. It was

Resolved: that Cllr Tutton, Cllr Dickson, Cllr Dear, Cllr Devlin and Cllr May sit on a working group to respond to the Regulation 18 consultation.

114 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 8.24 pm. The next Planning Committee will be held on Tuesday 26 November 2024.

Chairman

Date