

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 26 NOVEMBER 2024 AT 7pm**

Present

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

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

115 Apologies for Absence

There were none

116 Declarations of Interest with Respect to Agenda Items

Cllr Moore declared a non-registrable interest in planning application 24/00762/OUT, Land West of Laindon Road as she lives near the site.

117 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 24/00762/OUT, Land West of Laindon Road. The members of the public raised the following objections:

- Flood risk – there is no mitigation in the reports for surface water run off which will be made worse if the site is developed and will badly affect Frithwood Lan.
- The access road onto Laindon Road, how will this be changed to accommodate the extra traffic, there is no mention of this in the reports
- The entrance in Frithwood Lane is only for pedestrians, cyclists and emergency services vehicles, bollards would need to be put in place here to stop other traffic from using this entrance
- Detrimental to the ecology of the area, the new houses will be very close to the fields and the wood
- Concern that as this is an outline application that it will be modified at a later stage and residents will not get a say in any changes
- There is a need archaeological and dormice surveys
- The NHS have highlighted a lack of GP surgeries
- Essex County Council have suggested a review of school places once the development is 50% completed but schools in the area are already over capacity and other proposed developments in the Town have not been taken into consideration
- There are no reports from Essex Highways for any changes such as for cycleways
- There is no report from Cadent regarding the high-pressure gas main the runs near the site
- Th proposed flats could potentially be 3 storeys high and will overlook Frithwood Lane

- This area is good quality agricultural land (sub grade2 and 3a) which currently provides valuable crops and employment

The meeting was reconvened

118 Signing of Planning Committee Minutes 12 November 2024

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

119 Planning Applications

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| 24/00762/OUT | Land West of Laindon Road | <p>Outline application with all matters reserved except access onto Laindon Road for the erection of up to 250 homes; new vehicular access off Laindon Road; new pedestrian and cycle access points; together with car parking, landscaping / green infrastructure, surface water drainage basins and associated works.</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Detrimental effect on Laindon Road and Sun Corner especially with the one-way system in Laindon Road meaning traffic can only approach the site from Sun Corner roundabout • Huge increase in the number of cars leading to an increase in congestion • The increase in traffic along with extra traffic from all the other planned developments in the area will cause an enormous increase in pollution • Detrimental impact on the environment and on the ancient woodland • Major damage to biodiversity in this area • Potential for major congestion at the roundabout with Laindon Road and the A176 especially with the granted development of 180 homes at Kennel Lane which also accesses this roundabout • Inappropriate development on the Green Belt with no very exceptional circumstances for building on the Green Belt • There is a danger that the emergency access road planned for Frithwood Lane will become a rat run for traffic • Billericay is already a red zone for traffic so new infrastructure is required before any development takes place |
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| | | <ul style="list-style-type: none"> • There is a concern that Gleeson Land Ltd will obtain permission and then sell the site to another developer which is what happened at the nearby Kennel Lane site • No supporting infrastructure for this development • No improvements to road safety • Concern regarding surface water runoff in this area • There should be no development within 100m of ancient woodland so this is unacceptable • The entrance to the site via Fritwood Lane will need some form of restriction to stop it being used by traffic |
| 23/00919/FULL | Unit J Radford Business Centre Radford Way | <p>Demolition of existing units H, I and J and the construction of a part 6, 7, 8 and 9 storey building comprising parking at ground and first floor levels, office space (Use Class E(g)) at first floor level, furniture showroom and workshop (Use Class B2) at second floor level, and 21 residential units at third, fourth, fifth, sixth, seventh, and eighth floor levels, together with amenity space, cycle store and associated works, including alterations to existing vehicular access</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Over dominant • Over development • Building is too high and out of scale • Overlooking across Lake Meadows and the roads behind the development • Potential of light pollution from the new dwellings • Too high – the new building will be 3 storeys higher than anything else in Billericay • Highway safety issue with the access road to the site as it is on a semi blind bend |
| 24/00981/FULL | 99 Stock Road | <p>Demolition of existing chalet dwellinghouse and erection of 2no. detached dwellinghouses, layout parking, 2no. new dropped kerbs and amenity space</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Over dominant • Excessive height • Loss of mature trees and hedges on the site |

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| 24/01213/FULL | 9 Tyelands | Erection of single storey rear extension and alterations to front and rear roof dormers Resolved: The Town Council had no objection to the application. |
| 24/01280/LBBAS | 1 Sheraday Courtyard High Street | Replacement white wood grain effect composite windows to existing 2 No. dormers Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • This is a listed building so the windows should be replaced with wood which is more traditional |
| 24/01285/FULL | 25 West Park Crescent | Single storey rear extension Resolved: The Town Council had no objection to the application. |
| 24/01291/FULL | 72 Upland Road | Garage conversion, first floor side extension and single storey rear extension Resolved: The Town Council had no objection to the application. |
| 24/01295/FULL | 5 Juniper Close | Proposed front infill extension between garage and house, garage conversion into habitable room and replace front flat roof with pitched roof Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Pitched roof on the garage will be detrimental in the street scene |
| 24/01303/FULL | 16 Farriers Drive | First floor side extension Resolved: The Town Council had no objection to the application. |
| 24/01314/FULL | 26 West Park Avenue | Proposed single storey infill extensions Resolved: The Town Council had no objection to the application. |

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| 24/01317/FULL | 26 The Vale | <p>Proposed front porch canopy, raising the height of the existing single storey side addition including the conversion of the existing garage and alterations to fenestration</p> <p>Resolved: The Town Council had no objection to the application.</p> |
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120 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.42pm.
The next Planning Committee will be held on Tuesday 10 December 2024.

Chairman

Date