

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 18 FEBRUARY 2025 AT 7pm**

Present

Cllr C May – Chairman	Cllr R Clark	Cllr E Davies
Cllr M Dear	Cllr M Moore	Cllr K Mordecai
Cllr A Talboys	Cllr J Tutton	

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

149 Apologies for Absence

Apologies were received from Cllr Devlin and Cllr Henshaw

150 Declarations of Interest with Respect to Agenda Items

There were none.

151 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 about planning application 25/00065/FULL, 6 Regent Drive. They raised the following objections:

- A previous application had proposed an air conditioning unit which was subsequently withdrawn after concerns were raised by Basildon Council’s environmental health department but the unit has been installed although is not in use.
- Concern re the proximity of the unit to the neighbouring properties
- Potential for noise pollution for adjacent neighbours.
- Concerns regarding the acoustic report and inaccuracies not only in the report but the measurements which are estimates rather than actuals
- It is stated that the current fence acts as an acoustic sound screen but it is a standard garden fence panel and not an acoustic panel
- The area is very tranquil and the noise from this proposed unit would be detrimental to the residential amenity
- The area is close to Queens Park country park and there is concern that the unit could disrupt wildlife
- No alternative solutions have been sought such as installing an internal air conditioning unit

The meeting was reconvened

152 Signing of Planning Committee Minutes 4 February 2025

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

153 Planning Applications

24/01446/FULL	27 Thynne Road	<p>Single storey outbuilding and heat pump system to the rear of the property (retrospective)</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Potential for noise pollution which will be detrimental to the residential amenity
25/00065/FULL	6 Regent Drive	<p>Retrospective application for the installation of a single air conditioning unit on the outbuilding</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Inappropriate siting of an air conditioning unit • Potential for noise pollution which will be detrimental to the residential amenity
25/00095/FULL	9 Mount View	<p>Proposed three storey side and rear extension with balcony and new retaining wall</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Detrimental to the street scene • The proposed extension will be across the building line of neighbouring properties • Over development of the site • Interferes with the sight lines on the corner of this junction • Encloses the open aspect of the corner of the road
25/00105/FULL	31 Bridleway	<p>Single storey front extension, porch & first floor rear extension</p> <p>Resolved: The Town Council had no objection to the application.</p>
25/00112/FULL	81 Stock Road	<p>Detached outbuilding to rear garden for ancillary use of the main dwelling</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Backland development • Potential for noise pollution which will be detrimental to the residential amenity

25/00116/FULL	61 Tye Common Road	Proposed garage conversion, single storey front and side extensions Resolved: The Town Council had no objection to the application.
25/00117/FULL	14 Martingale Road	Single storey side/rear extension to replace existing conservatory Resolved: The Town Council had no objection to the application.
25/00120/FULL	3 Fitzroy Close	Proposed outbuilding to rear garden Resolved: The Town Council had no objection to the application.
25/00122/FULL	36 Lilford Road	First floor extensions to existing bungalow to form two storey dwellinghouse Resolved: The Town Council had no objection to the application.
25/00125/OUT	Hurlocks Farm, Annexe At Greens Farm Lane	Outline planning application, with approval being sought for all matters (access, appearance, landscaping, layout and scale), for the demolition of existing detached double garage and construction of a detached chalet dwellinghouse with new boundary walls, extended vehicular crossover and widened driveways (Self-build/Custom build) Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Backland development
25/00135/FULL	13 Fairfield Rise	First floor rear extension and front porch Resolved: The Town Council had no objection to the application.

154 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.57pm.
The next Planning Committee will be held on Tuesday 4 March 2025.

Chairman

Date
