

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 1 APRIL 2025 AT 7pm**

**Present**

Cllr E Davies	Cllr M Dear	Cllr J Henshaw
Cllr M Moore	Cllr A Talboys	Cllr H Stuart
Cllr J Tutton		

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

In the absence of the Chairman and Vice Chairman Cllr Jim Tutton was voted in as the chairman.

**168 Apologies for Absence**

Apologies were received from Cllr Clark, Cllr J Devlin, Cllr May and Cllr Mordecai.

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

There were none.

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

The members of the public present did not wish to speak.

**171 Signing of Planning Committee Minutes 18 March 2025**

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

**172 Planning Applications**

24/00980/OUT	Land South of London Road	<p>Demolition of existing buildings; Outline planning permission (all matters reserved except means of access) for the erection of up to 130 dwellings (Use Class C3) (including market and affordable dwellings) with access, parking, public open space and associated landscaping and infrastructure works</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Development on the Green Belt</li> <li>• This is a Critical Drainage Area (CDA) and there appears to be no mitigation for this</li> <li>• Detrimental to the street scene</li> </ul>
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		<ul style="list-style-type: none"> <li>• Encroachment – joining up the gap between Billericay and Haverings Grove</li> <li>• Incongruous in the area</li> <li>• Prejudicial to future planning of the area specifically the relief road that was in the Local Plan</li> <li>• No exceptional circumstances for building on the Green Belt</li> <li>• Highway safety with pedestrian access across a busy road</li> <li>• Detrimental visual impact for people travelling into Billericay</li> <li>• References to the Local Plan in the documents are not valid as the plan has been withdrawn</li> <li>• Detrimental impact on traffic in the area</li> <li>• New houses are 3 storeys which is detrimental to the visual amenity and out of keeping in the area</li> <li>• Light and noise pollution from existing sports facilities in the area from which there are already ongoing complaints from existing residents of this area and the new development will be sited closer to these facilities</li> <li>• The existing hospital in Basildon which has no plans for expansion will not be able to cope with the increase in residents from these new homes</li> </ul>
25/00235/VAR	3 Brookside	<p>Variation of condition 2 (Approved Plans - new plan number 1407 01 P10) of planning permission reference 22/00289/FULL for replacement dwelling and condition 5 Prior to occupation of the development the vehicular access at the southern end of the frontage shall be constructed at right angles to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway, as shown in principle on planning application drawing number 1407 01 P6 (replace with drawing number 1407 01 P10).</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>

25/00245/VAR	Coop The Pantiles	<p>Variation of Condition 2: (approved plans - 16311-100 rev A, 16311-110 REV E (revised), 16311-111 REV B (revised, 16311-112 REV F (revised)), Condition 5: (vehicle parking area. 16311-110 rev E, and Condition 7: (screening - drawings no. 16311-100 rev A, 16311-110 rev E, 16311- 111 rev B, and 16311-112 of Approved plans</p> <p>22/00161/FULL: External alterations to foodstore, including; new shopfront glazing, fascia banding, rendering of brickwork. Works to servicing area, including; demolition of pre-fab building to rear and minor extension (92sqm) to create new service pod. New entrance canopy and customer ramp access. Reconfiguration of existing shared car park. Installation of new plant enclosure to rear.</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
25/00248/TPOBAS	152 Norsey Road	<p>TPO/04/76 - T1 Oak Crown Reduction - Reducing the height and spread of the tree back to previous pruning points an estimated reduction of up to 2m</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
25/00249/FULL	9 Tensing Gardens	<p>Demolition of existing garage and construction of part single, part two storey side extension and alterations to elevations</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
25/00275/FULL	40A Fairfield Rise	<p>Single storey front extension and alterations to fenestration</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
25/00277/FULL	22 South Ridge	<p>Demolition of existing single storey rear extension and erection of a part single storey/part two storey rear extension, single storey front extension and alterations to elevations</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>

**173 Norwich to Tilbury Consultation**

Members noted the Town Council’s response to the consultation which was prepared by Cllr May and Cllr Tutton. The response was submitted online and by email. It was

**Resolved:** that the information be noted.

**174 Application for Pavement Licence**

Members considered an application for a pavement licence for Be Human Kind Ltd, 111 High Street, Billericay. The proposed times that furniture will be present was Monday to Sunday 8am to 6pm. Councillors felt that the pavement was too narrow on this stretch of the High Street to accommodate the benches and that they would obstruct the pavement. It was

**Resolved:** that the Town Council objected to the application on the grounds that the benches will obstruct the pavement.

**175 Questions from Press and Public**

There were no questions.

There being no further business, the Chairman closed the meeting at 7.21pm. The next Planning Committee will be held on Tuesday 15 April 2025.

Chairman

Date

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