

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 15 APRIL 2025 AT 7pm**

Present

| | | |
|-----------------------|-----------------|---------------|
| Cllr C May - Chairman | Cllr E Davies | Cllr M Dear |
| Cllr M Moore | Cllr K Mordecai | Cllr H Stuart |
| Cllr J Tutton | | |

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

176 Apologies for Absence

Apologies were received from Cllr Clark, Cllr Devlin, Cllr Henshaw and Cllr Talboys.

177 Declarations of Interest with Respect to Agenda Items

Cllr Stuart declared a non-registrable interest in planning application 25/00319/TPOBAS as she knows the applicant. Cllr Dear declared a non-registrable interest in planning application 25/00464/OUT as she is the Chairman of Great Burstead and South Green Village Council and her property backs on to Greens Farm Lane.

178 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 25/00464/OUT, Land at Greens Farm Lane. The members of the public wished to raise the following objections:

- Another application for more housing but without any supporting infrastructure
- Lack of affordable housing
- The application mentions cycle paths and pedestrian pathways on the development but there are no cycle paths on the main roads once you leave the site.
- The site is Green Belt not grey belt
- Urban sprawl which is encroaching on Mill Meadows
- Greens Farm Lane is already a very busy road and the two access points to the site will only make this worse
- Local schools are already over capacity and there are no new schools planned
- Over 1000 homes have already been approved on Green Belt surrounding the Town without any infrastructure to support them
- There is no evidence that existing GP provision can expand to support the increasing population
- There is no cumulative study of the impact of all these developments on Billericay
- Increase in population and Devolution – Councils may have an increase in responsibilities potentially without being given the resources or capacity to manage them

The meeting was reconvened.

179 Signing of Planning Committee Minutes 1 April 2025

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

180 Planning Applications

| | | |
|-----------------|--|---|
| 25/00285/FULL | 13 Dukes Road | First floor rear extension and new first floor side window Resolved: The Town Council had no objection to the application. |
| 25/00292/VAR | Garage Area at Salesbury Drive | Variation of condition 2 (Approved plans) of planning permission 22/01463/FULL to allow redesign of scheme internally to include a third bedroom at first floor level for all six houses Resolved: The Town Council had no objection to the application. |
| 25/00300/FULL | 225 Stock Road | First floor front extension to replace part of existing front dormer, alterations to front dormer and fenestration Resolved: The Town Council had no objection to the application. |
| 25/00319/TPOBAS | 20 Walsingham Way | TPO/03/83 - a) Crown cleaning removal of deadwood, rubbing/crossing branches and hazardous limbs where present b) Crown reduction by cutting back approximately 2.5m c) Sever and strip Ivy Climber by cutting a 300mm wide band around the base of the trunk to leave the Ivy to die off naturally Resolved: The Town Council had no objection to the application. |
| 25/00322/FULL | Lake Meadows Cafe Lake Meadows Lake Avenue | Relocation of extractor fan (retrospective) Resolved: The Town Council had no objection to the application. |
| 25/00335/FULL | 8 Moat Edge Gardens | Single storey rear extension Resolved: The Town Council had no objection to the application. |

| | | |
|---------------|--------------------------|--|
| 25/00336/FULL | 10 Outwood Farm Road | <p>Proposed 1.8m to 2m high boundary fencing to side and rear</p> <p>Resolved: The Town Council had no objection to the application.</p> |
| 25/00346/FULL | 21 School Road | <p>Single storey rear extension</p> <p>Resolved: The Town Council had no objection to the application.</p> |
| 25/00366/FULL | 24 Norsey View Drive | <p>Two storey side extension, single storey rear extension, roof modification at the rear, creation of 3no. dormers to replace the existing front box dormer, modification and extension of the entrance porch and alterations to fenestration</p> <p>Resolved: The Town Council had no objection to the application.</p> |
| 25/00439/FULL | 31 Fairfield Rise | <p>Single storey side and rear extensions, hip to gable roof extension, front and rear dormers</p> <p>Resolved: The Town Council had no objection to the application.</p> |
| 25/00464/OUT | Land At Greens Farm Lane | <p>Outline planning application with all matters reserved except for access, for the construction of up to 310 residential dwellings within two separate parcels of land -</p> <p>Northern Parcel - up to 255 dwellings including affordable housing, together with vehicular access from Greens Farm Lane, pedestrian/cycle access from Outwood Common Road, a sustainable drainage system with associated earthworks; a circa 8.7 hectares of parkland together with other incidental green spaces (including for recreation, play space and biodiversity), internal footways, cycleways roads, utility buildings and ancillary structures.</p> <p>Southern Parcel - up to 55 dwellings including affordable housing, together with vehicular access from Greens Farm Lane, a sustainable drainage system with associated earthworks; incidental green spaces (including for play space and biodiversity), internal footways, cycleway, roads, utility buildings and ancillary structures.</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> |

| | | |
|--|--|--|
| | | <ul style="list-style-type: none"> • Traffic congestion – Greens Farm Lane is already a very busy road and extra traffic from the two planned access points will exacerbate this • Highway safety issue – there have been a number of serious accidents at the junction of Greens Farm Lane and Outwood Common Road and the increase in traffic has the potential to make this worse • Concern regarding the water and sewerage required for the site • Lack of GP surgeries, current surgeries will not be able to cope with the population increase • Development on the Green Belt • Development on good quality grade 3 agricultural land • Lack of supporting infrastructure • No measures of the overall impact on the cluster of all these new developments • No mention in the reports of any traffic mediation • Threat to the environment and a detrimental impact on wildlife of this development • Adverse impact on landscapes particularly the views going south from the town • Affordable housing is referred to but there is no mention of the percentage that will be provided |
|--|--|--|

181 Response to Regulation 18 Part 2

Members noted the Town Council’s response to the consultation which was prepared by the Regulation 18 working party. The response has been submitted online and by email. Councillors thanked the members of the working party for putting the response together. It was

Resolved: that the information be noted.

183 Questions from Press and Public

There were no questions.

There being no further business, the Chairman closed the meeting at 7.32pm. The next Planning Committee will be held on Tuesday 29 April 2025.

Chairman

Date
