

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 29 APRIL 2025 AT 7pm**

**Present**

Cllr C May - Chairman	Cllr J Devlin – Vice Chairman	Cllr E Davies
Cllr M Moore	Cllr A Talboys	Cllr J Tutton

In Attendance Diane McCarthy, Committee Clerk and 10 members of the public

**184 Apologies for Absence**

Apologies were received from Cllr Clark, Cllr Dear, Cllr Mordecai and Cllr Stuart

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

There were none.

**186 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 25/00450/FULL, Land north of 12 West Cloister. The members of the public raised the following objections:

- Over dominant and visually overwhelming appearance in the street scene
- Overbearing and detrimental impact on neighbouring properties
- Safety concerns regarding the bank at the rear of 47 and 47a Crown Road with a development on top of and near the border of the bank
- Concern that the removal of any trees could cause slippage of the bank
- There needs to be independent analysis on the potential effect of the increased weight to the garden banks at 47 and 47a Crown Road as well as the effect of the removal of any trees
- There is already an issue with drainage in the area and there is concern that additional rainwater from the proposed development will exacerbate this problem
- Impact on the privacy of neighbouring properties by overlooking
- Detrimental impact on wildlife and biodiversity
- Irregularities in the plans especially in relation to the trees on the site, a site inspection in needed
- The site is in the Conservation Area and is known as the Roman Bank. The local museum is currently trying to contact the original owner of the site as there is a strong chance that it is a Roman Bank and was likely part of a Roman Fort. More archaeological work is required on the site.

The meeting was reconvened.

## 187 Signing of Planning Committee Minutes 15 April 2025

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

## 188 Planning Applications

25/00336/FULL	10 Outwood Farm Road	<p>Proposed 1.8m to 2m high boundary fencing to side and rear</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
25/00448/FULL	4 St Mary's Avenue	<p>Proposed rear extension and external alterations</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
25/00450/FULL	Land North Of 12 West Cloister West Cloister	<p>Detached two storey dwellinghouse</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Over development of the site</li> <li>• Size of the proposed dwelling is too big for the site</li> <li>• Poor and awkward design</li> <li>• Inappropriate in the street scene</li> <li>• Concern regarding the accuracy of the plans</li> <li>• Lack of outside space and insufficient garden area</li> <li>• Limited room for parking or manoeuvring of vehicles</li> <li>• Over dominant in its position</li> <li>• Overlooking of neighbouring properties</li> <li>• Investigation of the site required by Place Services, Essex County Council</li> </ul>
25/00469/TPOBAS	122 Norsey Road	<p>24/00003/TPO - To coppice T1 and T2 Sweet Chestnut. To cut all log wood into 30cm lengths to be left in situ on site as firewood for client. To chip all brushwood and broadcast onto woodland floor as mulch</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• The trees are in the protected catchment area of Norsey Wood which is an SSSI</li> </ul>

**189 Questions from Press and Public**

There were no questions.

There being no further business, the Chairman closed the meeting at 7.37pm.  
The next Planning Committee will be held on Tuesday 13 May 2025.

Chairman

Date

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