

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 24 JUNE 2025 AT 7pm**

Present

Cllr C May – Chairman	Cllr J Tutton – Vice Chairman	Cllr C Butler
Cllr E Davies	Cllr M Dear	Cllr H Stuart
Cllr A Talboys		

In Attendance Diane McCarthy – Committee Clerk

27 Apologies for Absence

Apologies were received from Cllr Clark and Cllr Moore

28 Declarations of Interest with Respect to Agenda Items

There were none

29 Public Participation Session with Respect to Agenda Items

There were none

30 Signing of Planning Committee Minutes 10 June 2025

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

31 Planning Applications

25/00426/ABAS	Bus Shelter O/s 97 Chapel Street	Consent to display illuminated advertisements on a digital real-time passenger information screen located within the bus shelter (Free-standing - pole-mounted) Resolved: The Town Council had no objection to the application.
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25/00575/OUT	Magdalen Lodge Potash Road	<p>Outline planning application for up to 49 No. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Potash Road</p> <p>Resolved: The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Highway safety issue with increased traffic entering a narrow section of this part of Potash Road • This site is an important buffer for Forty Acre Plantation • Potash Road is a defensible boundary to the Towns urban development • Highway safety - construction traffic will be using Potash Road during construction which is a very narrow road • Objection to the removal of established mature trees on the site • The development is outside of the built envelope of the town • The Green Belt in this part of the town is special because it acts as a buffer between Billericay and the next local authority area • Potential merging on the boundary with the neighbouring local authority area • Concern that the development plans may change from outline application if planning is granted • Unacceptable increase in traffic on already congested roads and junctions and will potentially force more traffic onto quieter surrounding country roads • Loss of habitat for wildlife and the ecological impact is not specified in the application • Concern that there is not enough parking provision for the planned dwellings • Highway safety - there is no footpath on that side of Potash Road for pedestrians walking from the site
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25/00587/FULL	Stock Brook Manor Golf and Country Club Queens Park Avenue	Eight padel courts to replace four existing tennis courts including the erection of weatherproof canopy and external lighting Resolved: The Town Council had no objection to the application.
25/00764/FULL	30 Stock Road	Demolition of existing conservatory and garage, proposed single storey rear extension, removal of flat roof to existing first floor front dormer replaced with cat-slide roof, single storey infill extension to front elevation and detached garage to front Resolved: The Town Council had no objection to the application.
25/00790/FULL	38 Beaufort Road	Single storey side extension, first floor front extension and alterations to elevations Resolved: The Town Council objected to the application on the grounds of: <ul style="list-style-type: none"> • Habitable room on the boundary
25/00800/FULL	297 Mountnessing Road	Single storey rear extension Resolved: The Town Council had no objection to the application.
25/00819/FULL	14 West Park Drive	Demolition of existing two-storey dwellinghouse and erection of 2no. detached two-storey dwellinghouses with layout parking, 1.2 metre gates and railings to front. Resolved: The Town Council had no objection to the application.

32 Norwich to Tilbury Targeted Consultation

Members considered an invitation from National Grid to respond to a targeted consultation on proposed changes to the project called Norwich to Tilbury. The consultation concludes on 18 July 2025. Cllr May & Cllr Tutton said that they would have a look at the consultation and submit any comments for approval at the next planning meeting on 8 July. It was

Resolved: that comments on the consultation be presented at the next planning meeting on 8 July for approval.

33 Planning Appeal

Members noted an appeal lodged for planning application 24/00572/FULL, Rosina, Break Egg Hill. The application was for the erection of a self build dwelling, layout new hardstanding and access. The Town Council had objected to the application. It was

Resolved: that the information be noted.

34 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.29pm
The next Planning Committee will be held on Tuesday 8 July 2025.

Chairman

Date