

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 28 October 2025 AT 7.00pm**

Present

Cllr C May – Chair	Cllr R Clark	Cllr E Davies
Cllr.M Dear	Cllr A Talboys	

In Attendance Dawn Pearcy – Office Administrator
Two members of the public

96 Apologies for Absence

Cllrs J Henshaw, H Stuart, and J Tutton

97 Declarations of Interest with Respect to Agenda Items

None

98 Public Participation Session with Respect to Agenda Items

A member of the public spoke in support of application 25/01249/OUT Woodvalley Farm, Outwood Common Road with the following observations;

- Seeks the release of Greenbelt land to help the shortfall of affordable housing
- The expansion of the vineyard will protect Greenbelt
- The vineyard produces local wines and creates employment
- Enhances bio-diversity and wildlife species and has planted trees

99 Signing of Planning Committee Minutes 14 October 2025

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

100 Planning Applications

25/01319/VAR	16 Bellevue Road	Variation of condition (Approved plans) of approved planning reference 25/00059/FULL. To make improvements to the drawings and the removal of several side facing windows. Remove drawings as approved – 1944-PL004, 1944-PL002, 1944-PL003 1944-PL001 Resolved: The Town Council had no objection to the application.
25/01326/FULL	6 Thynne Road	Demolition of existing garage and associated outbuildings and opposed construction of new dwellings with rooms in roof, including side dormers, solar panels and the re-alignment of gardens to number 6 & 8 Thynne Road. Resolved: The Town Council objected under the grounds that the proposed construction is of poor and awkward design.
25/01340/LBBAS	91 High Street	Repairs to windows on rear and front elevations, redecoration of external doors. Resolved: The Town Council objected under the

		grounds that the proposed colour scheme is not compliant with Section 10 of the Conservation Area Guidelines.
<u>25/01317/FULL</u>	5 Orchard Avenue	Demolish and replace existing porch, front extension, garage conversion, replacement of existing rear bay window with new full height box bay window and alterations to the fenestration. Resolved: The Town Council had no objection to the application.
25/01249/OUT	Woodvalley Farm, Outwood Common Road.	Outline application with all matters reserved except access for the creation of up to 6 self-build dwelling plots. Resolved: The Town Council objected on the following grounds: <ul style="list-style-type: none"> • The land is Greenbelt • It is close to ancient woodland – a Site of Special Scientific Interest (SSSI)
25//01347/FULL	4 Martin Close	Single storey front and rear extensions, new pitched roof to existing garage, garage conversion into habitable accommodation and alterations to fenestration. Resolved: The Town Council had no objection to the application.
25/01311/FULL	58 Newlands Road	Single storey front extension and part single and part two storey side extension. Resolved: The Town Council had no objection to the application.
25/01228/FULL	39 Tye Common Road	Removal of a single detached house and garage and construction of 2nos. detached houses with associated hard and soft landscaping, garden room and highway vehicle access. Resolved: The Town Council objected on the grounds: <ul style="list-style-type: none"> • Lack of parking spaces
25/01351/FULL	21 Lake Avenue	Erection of a single storey side/rear extension. Resolved: The Town Council had no objection to the application.
25/01365/TPOBAS	9 Western view	TPO/03/06 – Oak (located at the front of the property) – 2 metres crown reduced, to retain a 8 metre crown and lateral branches to be reduced to suitable growth points to maintain a balanced crown. Resolved: The Town Council had no objections to the application.
25/01356/FULL	3 Pauline Gardens	Proposed raising of roof of garage, insertion of roof light and conversion of garage into habitable accommodation. Resolved: The Town Council had no objection to the application.
25/01367/FULL	108A High Street	Renewal of planning permission ref: 22/01735/FULL for proposed conversion of roof space for office use and pitch roof dormer rear.

		Resolved: The Town Council had no objection to the application.
25/01382/FULL	199 Perry Street	TPO/14/74 (T1) – Oak Tree – Lift the low branches over the wire and car park and remove the deadwood in the crown. Resolved: The Town Council had no objection to the application
25/01361/FULL	269 Mounthessing Road	Proposed single storey rear extension. Resolved: The Town Council had no objection to the application.
25/01368/FULL	3 Mons Avenue	Single storey rear extension to replace existing conservatory. The Town Council had no objection to the application
25/01350/TPOBAS	37 The Grove	TPO/03/73 – T1 Oak Crown reduction – Reducing the height and spread of the tree back to the previous pruning points by up to 3m and clear new growth from the stem. Resolved: The Town Council had no objection to the application
25/00964/FULL	91 High Street	Seven new AC units to be located on the rear gable of 91 High Street. Resolved: The Town Council had no objection to the application..

101 Notes from meeting of Planning Committee held on 16 October re: changes to planning process and procedure.

Recommendation: that the changes to planning procedure are presented to full Council for approval and adoption.

102 Review of Planning Committee Terms of Reference

Members to consider changes to Terms of Reference following meeting on 16 October 2025.

Recommendation: that the amended Terms of Reference are presented to full Council for approval and adoption.

103 National Grid (Norwich to Tilbury) Development Consent Order

Members to consider whether to form a subgroup to make further representations about the application. The deadline for registering as an interested party is 23:59 on 27th November 2025.

Resolved: that Planning Committee members will meet as a sub-group outside of Committee before the 27 November 2025 deadline to make further representations.

Cllr M Dear left the meeting at 7.42pm.

104 Questions from Press and Public

There being no further business, the Chairman closed the meeting at 7.45pm

The next Planning Committee will be held on Tuesday 11th November 2025.

Chairman
Date

Date