

BILLERICAY TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD IN THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY ON TUESDAY 25 November 2025 AT 7.00pm

Present

Cllr C May – Chair	Cllr J Tutton – Vice Chair	Cllr R Clark
Cllr H Stuart	Cllr A Talboys	

In Attendance: Dawn Pearcy – Office Administrator
2 Members of the public

113 Apologies for Absence

Cllrs. J Henshaw, E Davies, M Dear

114 Declarations of Interest with Respect to Agenda Items

None

115 Public Participation Session with Respect to Agenda Items

Two members of the public spoke against planning application 25/01451/OUT with the following objections:

- The land is Greenbelt land
- Billericay will be merged into Little Burstead.
- The new homes are not affordable housing. They start at 490k for a 2 bed home
- Each proposed home will have 2 car parking spaces making a total of 840 extra cars in Billericay. There is also a potential for an additional 1700 from the new Kennel Lane development
- Sun Corner is already congested and a scheme to reduce this with traffic lights was deemed unsuccessful.
- Traffic mitigation for the number of extra vehicles is incomplete.
- Pedestrian safety issues when the barriers are removed.
- There is no buffer to protect ancient woodland.
- Thriftwood's wildlife habitat will go

116 Signing of Planning Committee Minutes: 11 November 2025

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

117 Planning Applications

25/01393/FULL	12 Graham Close	Part single storey side, part two storey side and rear extension (amendment to approval) ref: 24/00003/FULL) Resolved: The Town Council had no objection to the application.
25/01464/FULL	128 High Street	Renewal of the approved application (reference 22/00545/FULL) to build an additional floor on 128a High Street to create one 2 bedroom 4 person

		<p>apartment and one 1 bedroom 2 person apartment, together with improvements to the existing front and rear elevations at first floor level, including the provision of a rear balcony.</p> <p>Resolved: The Town Council objected on the following grounds:</p> <ul style="list-style-type: none"> • The UPVC windows contravene the Billericay Conservation Area Shop Front Design Guide
25/01451/OUT	Land West of Laindon Road	<p>Outline application with all matters reserved except access onto Laindon Road for the erection of up to 420 homes, including up to 500sqm of non-residential floor space, new vehicular access off Laindon Road, new pedestrian and cycle access points together with car parking, landscaping/green infrastructure, surface water drainage basins, and associated works.</p> <p>Resolved: The Town Council objected on the following grounds:</p> <ul style="list-style-type: none"> • Huge increase in the number of cars leading to an increase in congestion • The increase of traffic along with extra traffic from all other planned developments in the area will cause an enormous increase in pollution • Detrimental impact on the environment and on the ancient woodland - which should have a 50m buffer • Major damage to the biodiversity in this area • Inappropriate development on the Green Belt with no very exceptional circumstances for building on the Green Belt • Billericay is already a Red zone for traffic so new infrastructure is required before any development takes place • No supporting infrastructure for this development • No improvements to road safety • Concern regarding surface water runoff in the area
<u>25/01168/FULL</u>	10 Hunts Mead	<p>First floor side extension, extension to existing rear dormer and new canopy to front elevation at ground floor.</p> <p>Resolved: The Town Council had no objection to the application</p>

Councillor Tallboys left the meeting at 7.28pm.

Notification of Planning Appeal

Resolved: Members noted an appeal lodged for Planning Application: 25/01038/FULL – 28 Hillhouse Drive - Detached open-side pergola (retrospective).

119 Notification of Basildon Council’s Planning Meeting – 26 November, 2025, and invitation to speak about planning application: 24/00534/FULL – 30 Radford Way.

Resolved: Members lodged no objection to the revised Planning Application.

120 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.31pm.
The next Planning Committee will be held on Tuesday 9 December 2025

Chairman

Date