

BILLERICAY TOWN COUNCIL

**MINUTES OF THE PLANNING COMMITTEE HELD IN
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY
ON TUESDAY 06 January 2026 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

128 Apologies for Absence

Apologies were received from Cllr. M.Dear

129 Declarations of Interest with Respect to Agenda Items

None

130 Public Participation Session with Respect to Agenda Items

None

131 Signing of Planning Committee Minutes 09 December 2025

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

132 Planning Applications

23/01519/FULL	Land Lying to the West of Heath Close	<p>Erection of 27 detached and semi-detached two-storey dwellings, along with a three-storey building comprising 30 one-bed self-contained flats, including associated landscaping, access and a pumping station (Revised Scheme)</p> <p>Resolved: The Billericay Town Council objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Out of keeping in the area • Over development of the site • Northern end of the site is a zone 3 flooding area and development here has potential to cause flooding elsewhere • The Environment Agency has this site identified as an ‘open space’ on their flooding map • Poor and awkward design • Development in the Greenbelt
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		<ul style="list-style-type: none"> • No exceptional circumstances for building in the Greenbelt • Highway safety issue – the increased volume of traffic associated with the site will cause issues on an already congested road • Lack of affordable housing in the plans • Potential detrimental effect on existing sports grounds from complaints about light and noise from future residents of the new development
	Land between Outwood Common Road and Coxes Farm Road	<p>Demolition of existing buildings and structures. Outline planning application with all matters reserved except means of access for the redevelopment of the site for residential development of up to 250 dwellings (Use class C3) including provision of affordable housing, landscaping, public open space and play space, active travel links for pedestrian and cycle access, off-site highways improvements, and all associated infrastructure.</p> <p>Resolved: The Town Council objected on the following grounds:</p> <ul style="list-style-type: none"> • Strong contribution to Greenbelt purposes (preventing urban sprawl) • Lack of pedestrian pavements • Lack of public transport results in high car dependency • Unsustainable community due to the distance away from public services
25/01620/VAR	Garages between 21 and 23 Salisbury Drive	<p>Variation of condition 2 (Approved Plans) of approved planning reference 22/01464/FULL to allow for raising the roof ridge heights on both plots to form pair of semi-detached chalet bungalows with front and rear dormers, alterations to the roof design, and alterations to the footprint.</p> <p>Resolved: The Town Council had no objection to the application.</p>

133 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 is scheduled for Tuesday 03 February 2026.

Chairman

Date

DRAFT