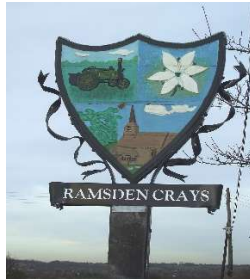


Ramsden Crays Parish Council



Minutes of the Extraordinary Ramsden Crays Parish Council Meeting held on
Monday 3rd August 2026

Cllrs. Kirby, Cook

Cllr. Hockton - Parish, Basildon Borough and Essex County Councillor

Cllr. Sargent – Basildon Borough Council

Emma Beadle – Clerk

1 Apologies for Absence

Cllrs. Jenkins & Pusey

2 Declaration of Members Interests

To receive pecuniary or non pecuniary declarations of interest on items on the Agenda.
None.

3 Members of the Public

Members of the public attended with concerns regarding planning applications 26/00666/FULL and 26/00796/OUT. The residents' points were fully discussed for each individual planning application.

4 Main Urgent Business – Planning

Application No. 25/01188/OUT

Land South of Woolshots Farm, London Road, Crays Hill, Billercay

Following an Extraordinary Parish Council Meeting held on August 3rd, 2026 the Parish Council
AGREED to OBJECT to this Application on the grounds previously cited.

- The site lies within designated greenbelt land and the application fails to demonstrate special circumstances for reclassification to grey belt.
- The development is proposed on land that is prone to flooding.

- The development extends beyond the boundary of Crays Hill and therefore contributes to urban sprawl between Crays Hill, Ramsden Bellhouse and Wickford.
- There is insufficient road and transport capacity.
- Access is on to a busy 40mph A road which operates at near capacity during peak periods.
- The loss of open space would reduce biodiversity and harm the rural character of the area and put greater pressure on local services when considering the large amount of development already proposed along the London Road.

Application No. 25/01190/OUT

Land to the South of London Road, Crays Hill, Billericay

Following an Extraordinary Parish Council Meeting held on August 3rd, 2026 the Parish Council AGREED they have NO OBJECTION to this Application but should the application be agreed would request that Section 106 monies be negotiated with the developer to be invested in the local area. The Parish Council further requests an alternative access be put in place for the development such as a mini roundabout to slow the speed of the traffic on a busy A road and provide safer access to residents. The Parish Council also requests that any affordable housing within the development be used to house residents from within the Borough.

Application No. 22/00296/VAR

Crays Hall Farm, Church Lane, Ramsden Crays, Billericay

The Parish Council **AGREED** they had **NO OBJECTION** to this Application.

Application No. 26/00666/FULL

Five Oaks, Gardiners Lane North, Billericay, Essex

Following an Extraordinary Parish Council Meeting held on August 3rd, 2026 the Parish Council wish to request an extension of time for comments to be submitted until at least September 16, 2026.

This is due to a high level of interest and concern from residents who wish to be able to investigate fully the implications of the proposed application and formulate full and substantiated comments.

A main point of concern is when gypsy/traveller status was applied for and whether there was full transparency of the process. A previous planning application for this site, 25/00967/FULL, received by the Parish Council on 3rd October, 2025 states retrospective change of use of land to residential use. There is no mention either in the application letter nor the application itself of change of use to gypsy/traveller status yet the officer's report contains references that the applicant has subsequently provided information that there was intention for the site to be used for this purpose. Neither the Parish Council nor local residents were consulted on what is a material change to the proposed application.

There are further concerns from residents and the Parish Council that illegal works began immediately from when the application was validated. A large proportion of the site has now been

covered with concrete, hardcore and road planings, a rudimentary drainage system is installed directly into a field where livestock are grazing and several large oak trees, that were not mentioned in either application, have been cut down.

The Parish Council would like these points considered when granting an extension of time.

Application No. 26/00449/FULL

Land East of Corner Road, Ramsden Crays, Billericay

The Parish Council AGREED to OBJECT to this application on grounds that the land has not been previously developed and would be overdevelopment of the site. The Parish Council also feels there are road safety issues due to access being onto an unmade single track road, entry/exit points to which are in areas of poor visibility on to a main A road, due to their close proximity to an S bend.

Application No. 26/00796/OUT

Southlands, Gardiners Lane North, Billericay

The Parish Council AGREED to OBJECT to this application on the grounds that it is development of greenbelt land and does not fulfil the criteria for reclassification as grey belt. The design of the properties is not in keeping with the local area and there are serious highway safety concerns as the proposed site entrance is on to Gardiners Lane North which is a narrow, poorly maintained road with no footpath therefore posing significant risk to pedestrians and increasing traffic flow on an already dangerous road which is a main route of access to the A127 for local and heavy goods traffic. The application will also contribute to urban sprawl across farmland between Crays Hill and Wickford.

The meeting closed at 9.20pm

Chairman **Date**