

# HULLBRIDGE PARISH COUNCIL

## PLANNING & INFRASTRUCTURE - December 2025

### **Planning applications to be considered on 8<sup>th</sup> December 2025**

**Meeting cancelled – no planning applications.**

### **UPDATE**

**25/00786/FUL – Land East adjoining Hockley Park, Lower Road.** Change of use of agricultural land into a secure dog exercise field for public use with new access gate and boundary fencing. ***HPC Objects by reason of loss of agricultural land. Adverse effect on the residential amenity of neighbours on The Dome and Hockley Park sites by way of noise and disturbance created by dogs and vehicles.***

***Additionally, the proposed opening hours are far too long and would present an unacceptable nuisance to these same residents, many of whom are elderly, early in the morning and late into the evening. We recognise that the intent is to allow working people the ability to exercise their dogs early in the morning and late into the evening BUT this in itself would present a disturbance to residents, not least with the movement of vehicles "too and fro". If this application is granted by RDC we would recommend a condition that provides a later start to the day and an earlier finish. There is also lack of car parking capacity. Users would need to use the limited car parking at the Dome (including the Rose Garden Restaurant) and Hockley Park.***

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00786/FUL>

**25/00838/FUL – 12 Waxwell Road, Hullbridge.** Convert loft to habitable rooms with hip and gable alteration, flat roofed rear dormer and roof lights to front. Construct rear conservatory. ***HPC Objects by way of Overdevelopment of the site including loss of garden/residential amenity space; Visual impact of the development, its adverse impact on the street-scene and on the character of the neighbourhood compared with existing properties in the vicinity. HPC also have great sympathy with neighbours comments regarding the loss of bungalows generally and thereby the potential for residents to "down-size".***

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00838/FUL>

**25/00839/FUL – 14 Waxwell Road, Hullbridge.** Convert loft to habitable rooms with two flat roofed rear dormers, roof lights to front and hip to gable alteration, two storey side extension. ***HPC Objects by way of Overdevelopment of the site including loss of garden/residential amenity space; Visual impact of the development, its adverse impact on the street-scene and on the character of the neighbourhood compared with existing properties in the vicinity. HPC also have great sympathy with neighbours comments regarding the loss of bungalows generally and thereby the potential for residents to "down-size".***

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00839/FUL>

**25/00527/FUL – Land between Donville and Torwood Kingsway, Hullbridge.** New build, sustainable, 3 bed self build dwelling. **HPC Objects. Inappropriate development in the recognised Metropolitan "Green Belt". It does not meet any of the exceptions set out in the NPPF (Para 149).**

**The adverse impact on protected and priority species on the site and the wider biodiversity, especially given the close proximity of this site to a number of habitats sites which are already subject to pressures from recreational disturbance.**

**The overdevelopment of the site, given the existing footprint.**

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00527/FUL>

**25/00791/FUL – Rosebud, Central Avenue Hullbridge.** Demolition of existing dwelling house and ancillary buildings, and erection of a new 3 bedroom self-build dwelling house (replacement building) and associated landscape.

**Hullbridge Parish Council have no objection.**

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00791/FUL>

**25/00848/FUL – 61 Windermere Avenue, Hullbridge.** Erect two storey rear extension and form additional storey over ground floor of existing chalet style property.

**Hullbridge Parish Council have no objection.**

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00848/FUL>

**25/00774/FUL – 99 Lower Road, Hullbridge.** Extend existing dropped kerb.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00774/FUL>

**Hullbridge Parish Council has No objection**

**25/00676/FUL – 3 Murrels Lane, Hullbridge, SS5 6AB.** Demolish garage, stables and outbuilding and construct three bed bungalow with associated private amenity space and parking. Widen existing vehicle access.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00676/FUL>

**HPC Object.**

This proposal is an unacceptable incursion into the Green Belt.

The proposed development would result in a materially larger building than the existing buildings to be replaced which would have a substantial impact on the openness of the Green Belt in comparison to the existing built form to be removed. There are no considerations of sufficient weight that would clearly outweigh the harm to the Green Belt and very special circumstances simply do not exist. The proposed development would therefore prove contrary to paragraph 154 g) to the National Planning Policy Framework (2025) and if allowed would cause an incremental loss of openness detrimental to the character of the Metropolitan Green Belt.

Bearing in mind all material considerations, the issues identified above are considered by HPC to be so fundamental to the proposal that HPC must object because of the harm that will be done to the Metropolitan Green Belt as a consequence of this development

**25/00763/FUL – 108 Burnham Road, Hullbridge.** Conversion of existing garage, single storey side extension, and extension to rear dormer.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00763/FUL>

**Hullbridge Parish Council has No objection**

**25/00394/FUL – 197 Ferry Road, Hullbridge.** Appeal APP/B1550/D25/3374759. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00394/FUL>. Hullbridge Parish Council note Rochford District Council's comments but have nothing further to add.  
**(Planning inspectorate advised no further comments can be added)**

**25/00494/LDC– Plot B Land North of public open space Ferndale Road, Rayleigh.** Application for a Lawful Development Certificate for existing use of land for recreation/leisure (sui generis) **Hullbridge Parish Council - Noted – no comment. PENDING**  
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00494/LDC>

**25/00391/FUL – 33 The Drive, Hullbridge.** Variation of condition no.2 (approved plans) pursuant to planning permission 24/00411/FUL (Demolish outbuilding and garage. Erect two new outbuildings for use as annexe, garage and store including replacement amenity decking) to allow for use of alternative (rendered) external facing material to external walling. **PENDING**  
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00391/FUL> **HPC No objection.**

**19/00584/OUT** for 190 Lower Road. Councillors noted that no new date had yet been given for this application to be heard at Development Committee meeting. **Hullbridge Parish council objects on the same grounds as before with the addition of objecting to the highway of Central Avenue, which must not be closed, blocked off or obstructed.**  
**PENDING**

**19/00584/OUT – 190 Lower Road, Hullbridge.** Outline application for 120 dwellings comprising 23 no.1-bed, 39 no.2-bed, 42 no.3-bed and 16 no. 4-bed dwellings with access and layout on land comprising 190 Lower Road and Land between Central Avenue and Burlington Gardens. **HPC Object. PENDING**

**21/00197/COND\_B – Pumping station, Watery Lane, Rawreth.** Breach of condition 2 (number of caravans per pitch); condition 8 (erection of fence/walls); condition 9 (visiting caravans not to be static) **PENDING**

**20/00213/COND\_C – Even Keel, Kingsmans Farm Road, Hullbridge.** Obstruction to public footpath 9 – informative (not planning condition) on decision notice requires public right of way to be kept unobstructed all the time – consent granted on application 05/00292/FUL. **(DEL December 2020) PENDING**

**20/00215/COND\_C – The Boathouse, 18 Kingsmans Farm Road, Hullbridge.** Breach of condition 2 of 07/01071/FUL – The public footpath which runs over the whole width of the sea wall shall be kept free of obstruction at all times. REASON: To ensure that the public footpath can be used without hindrance. **(DEL December 2020) PENDING**

**20/00216/COND\_C** – The Crouch, Kingsmans Farm Road, Hullbridge. Breach of condition 5 of 17/00540/FUL – The proposed steps to be used to gain access to the gangway and pontoon shall be temporary, removable and shall not be left in place so as to obstruct the public's use of Footpath 9 Hullbridge. REASON: To ensure that no permanent structures are positioned so as to obstruct the public right of way. **(DEL December 2020)**  
**PENDING**

**20/00217/COND\_C** – Browhead, Kingsmans Farm Road, Hullbridge. Breach of condition 5 of 17/00541/FUL – The proposed steps to be used to gain access to the gangway and pontoon shall be temporary, removable and shall not be left in place so as to obstruct the public's use of Footpath 9 Hullbridge. REASON: To ensure that no permanent structures are positioned so as to obstruct the public right of way.  
**(DEL December 2020) PENDING**

**19/00584/OUT – 190 Lower Road Hullbridge SS5 6BD** – 120 dwellings on land comprising of 190 Lower Road and Land between Central Avenue and Burlington Gardens. **Development Committee cancelled, awaiting update.**  
**Hullbridge Parish Council OBJECT:**  
**-Land is in Greenbelt and is not included in the current Local Plan.**  
**- Furthest edge of the Village from local services and outside normal walking distance from main services and main bus service.**  
**- Additional local traffic within village**  
**- Additional traffic on Lower Road**  
**- Requires footpath link to village**  
**- 2, 5 high dwellings not appropriate on this site**  
**- Over development in the village.**  
**- The Parish Council would prefer to see small business on site only.**  
**PENDING**