

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - April 2026

Planning applications to be considered on 22nd April 2026

26/00157/FUL – Land North of Centre Oaks Farm, Central Avenue, Hullbridge. The change of use of land for the stationing of caravans for residential purposes and the erection of a dayroom ancillary to that use.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00157/FUL>

26/00256/FUL – Halliards, Pooles Lane, Hullbridge. Removal of front porch and proposed formation of new first floor.

UPDATE

26/00126/FUL – 284 Ferry Road, Hullbridge. Extension and refurbishment of the existing building, remodelling and extension of the car park, external lighting, outside bar extension, landscaping and associated infrastructure following the demolition of existing extensions. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00126/FUL>

HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING

26/00027/FUL – The Rayleigh Club, Hullbridge Road, Rayleigh. Proposed siting of 6 No. storage containers and the construction of a single storey building for use as greenkeeping maintenance facilities. Removal/demolition of existing building/containers from another part of the site. Laying of hardstanding to form car parking, service yard and wash down facility for use in associated with the operation of the existing golf course with associated landscaping. Alteration of existing vehicular access off Hullbridge Road.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00027/FUL>

Hullbridge Parish Council objects for the following reasons:

- Unacceptable intrusion into the Green Belt. This area needs to remain open and undeveloped. This proposal would reduce the amount of Green Belt and thereby become a contributory factor to the increased merging of the communities of Hullbridge and Rayleigh (coalescence).
- There are serious concerns that if this application goes ahead, then it could lead to surrounding Green Belt being re-classified as Grey Belt and thereby open to further unacceptable levels of development.

This application is Inappropriate Development within the Green Belt. It is not agricultural, forestry or essential infrastructure and therefore is "Inappropriate" and Harmful. Residents have expressed concerns to the Parish Council, that trees and bushes have already been cut down in preparation for what can only be this application.

- Unacceptable Infrastructure Strain due to Inadequate Road capacity at proposed ingress and egress location. The proposed entrance would cut across a cycle path, thereby presenting a potential safety hazard for cyclists, vehicle drivers and pedestrians alike. It also appears to present a sharp turn into the site, particularly for those vehicle drivers making a left-hand turn and thereby an additional safety hazard. Lack of detail as to how the water ditches would be bridged.
- The application presents a significant Negative impact on the local biodiversity and ecological habitats. Insufficient BNG being proposed. Should be in line with Essex Local Nature Recovery Strategy.

- The scale, height and design of the proposal is out of keeping with the surrounding countryside.
- HPC have concerns over the risk of Chemical Residue pollution, created from the re-siting of the car wash, seeping into the adjacent lake and therefore severely harming the wildlife, fowl, fish, reptiles and invertebrates that inhabit the lake and its environs. We are not convinced by the comments that there will be no gravitational movement towards the lake.
- HPC also has concerns of the potential negative impact of increased levels of surface water drainage generated by the re-sited car wash will have on the ditches that run parallel with Hullbridge Road. There appears to be an over-reliance on the proposed SuDS ability to mitigate the levels of run-off and of pollutants into the ditches.

26/00202/FUL – 153 Lower Road, Hullbridge. Proposed first floor side extension.
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00202/FUL>

HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING

26/00218/FUL – 7 Hilltop Avenue, Hullbridge. Proposed single storey side extension and first floor front extension with fenestration alterations.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00218/FUL>

HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING

26/00203/FUL – 81 Hillcrest Avenue, Hullbridge. Proposed single storey rear extension with roof lights. Proposed outbuilding and new replacement fencing.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00203/FUL>

HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING

26/00133/FUL – 3 The Priors, Hullbridge. Conversion of Existing garage to living accommodation plus alterations to existing fenestration. **HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING**

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00133/FUL>

26/00099/FUL – 48 Burnham Road, Hullbridge. Proposed first floor extension.

HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00099/FUL>

26/00048/LDC – Stable block 1 at Hanover Farm, Central Avenue, Hullbridge. Application for a Lawful Development Certificate for an existing use of stable buildings and storage container. **Hullbridge Parish Council Noted**

25/00923/FUL – 23 Mayfield Avenue, Hullbridge. Single Storey Pitched roof rear extension with roof lights. **No objection. PERMITTED**

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00923/FUL>

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. PERMITTED**
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00786/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. PENDING**
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00791/FUL>

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>

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 salvage site only.**
- PENDING**