

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - February 2023

Planning applications to be considered at Planning and Infrastructure meeting on 15th February 2023

22/01135/FUL – 162 Burnham Road, Hullbridge, SS5 6HJ. Retrospective application for change of use of grass verge to front of property from grass to block paving to create vehicular space for future electric vehicle.

23/00001/FUL – 305-307 Ferry Road, Hullbridge. Single storey extension to existing outbuilding (workshop/office) and use as a garden room.

UPDATE

23/00002/FUL – 66 Lower Road, Hullbridge, SS5 6DF. Proposed demolition of existing dwelling and construction of 2.no. two storey dwellinghouses with one new vehicular access from Kingsway. **Hullbridge Parish Council has No Objection to this application BUT would suggest clarification is sought on whether the applicant has received the appropriate permissions from the other residents of Kingsway for access off Kingsway as this is a Private Road. PENDING**

22/01205/FUL – 39 Burnham Road, Hullbridge Retrospective application for a single storey rear/side extension. **Hullbridge Parish Council object to the retrospective planning application. The revised plans show that the additional ground floor extension is being built right up to the boundary line with merely a matter of inches between the building and the boundary fence. The new extension should be moved back from the boundary line, preferably by a metre. (HPC can envisage the current situation, if it were to be approved, could lead to "Party Wall" issues due to the applicants inability to maintain his property from his own land).**

We also object on the grounds of significant loss of light, due to the excessive height and length of the proposed alterations. It is significantly in excess of the previously approved height.

We are also concerned that the construction site is not compliant with Health & Safety requirements as the site it not being completely fenced in securely.

APPEAL LPA Ref – 22/00179/FUL. Appeal ref: APP/B1550/W/22/3306900. Land Between Donville And Torwood, Kingsway, Hullbridge, Essex, Demolish existing building and construct 3 bed dwellinghouse with new vehicular access, driveway and associated amenity space. **Hullbridge Parish Council (HPC) supports the Applicant's appeal. Generally HPC would defend "Green Belt" land with the most vociferousness. In this case the land in question lies between 2 existing properties neither of which have raised any objections. In addition these two properties are in turn surrounded by other properties with "Green Belt" surrounding them. HPC would also question the Rochford District Councils' views regarding the quality of the land for either Flora or Fauna. It is merely vacant scrubland.**

Update – Response to Appeal- APPEAL LPA Ref – 22/00756/LDC. Appeal ref: APP/B1550/X/22/3310296. 5 The Grange, Murrels Lane, Hullbridge. Demolish existing building and construct 3-bed dwellinghouse with new vehicular access, driveway and associated amenity space. **HPC Appeal response: HPC supports the position of Rochford District Council and their reasons for refusal. Namely; that having regard to the assessment of the limitations and restrictions applicable to development permitted by Class E, it would appear that the proposed development does not constitute "permitted development" under the provisions of Schedule 2 Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) because the outbuilding proposed for use as a garage and games rooms would be disproportionately large and given the existence of another outbuilding at the site, would not satisfy that part of Class E which requires that an outbuilding be required for a purpose incidental to the enjoyment of the dwelling house**

22/01085/FUL – 6 Pinewood Close, Hullbridge, SS5 6HH. Proposed side and front extension. **PENDING. HPC No Objection.**

Appeal: 22/00756/LDC – 5 The Grange, New build at Murrels Lane, Hullbridge SS5 6AB. Application for Lawful Development Certificate proposed for demolition of existing garage and construct new building comprising garage and games room. **PENDING. HPC – Supporting Applicant.**

22/00928/FUL – 66 Ferry Road, Hullbridge, SS5 6EY. Variation/Removal of Conditions Numbers 2 (use of building as applicant only) and 4 (hours of operation) of Application Reference 17/00665/COU to allow for additional opening hours and for the training of an additional person **HPC No Objection Nov 2022 PENDING**

22/00992/FUL – 38 Burnham Road, Hullbridge, SS5 6BQ. To demolish to existing rear extension and conservatory and build a rear single storey flat roof extension. **No objection – Nov 2022 PENDING**

22/01000/FUL – 60 Windermere Avenue, Hullbridge SS5 6JT. Proposed roof extension with front and rear dormers. **No objection – Nov 2022 PENDING**

22/00928/FUL – 66 Ferry Road, Hullbridge, SS5 6EY. Variation/Removal of Conditions Numbers 1 (expiry time) and 2 (use of building as applicant only) of Application Reference 17/00665/COU to allow for the expiry time of 3 years and to allow the training of an additional person. **HPC No objection – October 2022 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)

20/00552/FUL – Land Between Windermere Avenue And Lower Road Malyons Lane Hullbridge.

Application to vary the existing Section106 agreement dated 18th January 2017 to planning consent 14/00813/OUT by way of modification to the wording of paragraph 4.3.3. to allow for an extended the timescale in which to deliver the roundabout to 200 rather than 50 dwellings. **(DEL Feb 2021) No action required 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**

20/00552/FUL – Land between Windermere Avenue & Lower Road Malyons Lane Hullbridge. Application to vary the existing Section106 agreement dated 18th January 2017 to planning consent 14/00813/OUT by way of modification to the wording of paragraph 4.3.3. to allow for an extended the timescale in which to deliver the roundabout to 200 rather than 50 dwellings. (No objection HPC-DEL July 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.**
PENDING

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.

Information: 18/00625/OUT – Fairways Garden Centre, Hullbridge Road, Rayleigh – To demolish commercial and retail units and construct 4 no. two-bedroom, 7 no. three-bedroom dwellings and 5 no. four-bedroom dwellings (16 dwellings in total) with access onto Hullbridge Road. PENDING.