

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - November 2025

Planning applications to be considered on 26th November 2025

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.

<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.

<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.

<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.

<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.

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

UPDATE

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)

25/00080/FUL – Site of 7 South Avenue, Hullbridge. Demolition of existing bungalow and construction of two detached dwellings. Form new vehicular access

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00080/FUL>

Hullbridge Parish Council have no objection but we would like to note it is sad to see the loss of a bungalow and are concerned to the loss of light to the neighbouring property. PERMITTED

25/00696/FUL – 219 Ferry Road, Hullbridge. Single storey rear and side extension.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00696/FUL>

Hullbridge Parish Council have no objection but we would like to note the plans are ambiguous as to whether a 1m boundary line has been taken into consideration as this is not stated on the plans. PERMITTED

25/00556/FUL - 64 Waxwell Road. Proposed garage conversion, pitched roof and internal alterations.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00556/FUL>

Hullbridge Parish Council no objection. PERMITTED

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.**

25/00080/FUL – Site of 7 South Avenue Hullbridge. Demolition of Existing bungalow and construction of two semi-detached dwellings. Form new (additional) vehicular access.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00080/FUL>. **Object – Overdevelopment, adverse impact on street scene. Probable light loss to neighbouring properties, and loss of privacy (overlooking). PERMITTED**

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