

# HULLBRIDGE PARISH COUNCIL

## PLANNING & INFRASTRUCTURE - September 2022

### Planning applications to be considered at Planning and Infrastructure meeting on 28<sup>th</sup> September 2022

#### Planning Applications to be considered under Delegation – 13<sup>th</sup> September 2022

**22/00836/FUL – 106 Lower Road, Hullbridge, SS5 6DD.** Removal of Condition Number 22: Notwithstanding the details of the Existing and Proposed Block Plan reference, prior to the first occupation of the development hereby permitted details shall have been submitted indicating the number and provision of required electric car charging points to serve the development which shall have been approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details such as to be capable of use on first occupation of the development. This facility and as may be upgraded in future shall be retained over the lifetime of the residential use.

#### UPDATE

**22/00795/FUL. 23 South Avenue, Hullbridge, SS5 6HA.** Two-storey front extension, single storey side/rear extension, raise ridge to form rooms in roof. ***HPC No Objection – Sept 22***

**22/00799/FUL. 12 Meadow Road, Hullbridge, SS5 6BW.** Proposed self contained annex and first floor side dormer extension. ***HPC No Objection – Sept 22***

**22/00687/FUL- 20A Kingsmans Farm Road, Hullbridge.**

Proposed replacement pontoon (re-sited approximately 3 metres riverward (North) of previous pontoon location) including installation of 2 no. mooring piles (1 new, 1 re-sited) (Existing access gangway, jetty and upstream pile to remain in-situ and unchanged). ***HPC No Objection – Aug 2022. PENDING***

**22/00746/FUL- Cariads, 9 Kingsmans Farm Road, Hullbridge.** Provision of a pontoon and access to the pontoon, for the use of mooring of boat. ***HPC No Objection but with caveat “Whilst the applicant has not provided any impact assessments, it is noted that a neighbouring application 22/00687/FUL did provide assessments that indicated no issues. So to require this exercise to be carried out again for this application would seem fruitless”– Aug 2022. PENDING***

**22/00648/FUL – 8 Abbey Close Hullbridge Essex SS5 6DL.** Hip to gable conversion and enlargement of front and rear dormer. ***HPC No objection (July 2022). PENDING***

**22/00583/FUL – 106 Lower Road, Hullbridge SS5 6DD.** Variation of condition no 2 (approved plans) and no 3 (materials) - vary the material of the guttering and discharge the soffit and fascia. of approved application Ref: 21/00738/FUL (Proposed demolition of existing garage and associated buildings and construct 9 self-contained 2 bed apartments, associated car and cycle parking provision and landscaping) to remove cladding to the front section of building and change guttering material - expires 17 Aug 2022. ***HPC No Objection.***

**22/00716/FUL – 75 Waxwell Road, Hullbridge SS5 6HG –** Single storey rear extension including demolition of conservatory and alterations to fenestration. ***HPC No objection (July 2022)***

Planning applications for consideration at Planning & infrastructure meeting on 20th July 2022 - None

Planning applications for consideration at Planning & infrastructure meeting on 6th July 2022 - None

**22/00509/FUL – Mulsanne, Malyons Lane, Hullbridge.** Proposed two number detached three bedroom dwellings with associated parking. – **HPC Object – over development (June 2022)**  
**REFUSED**

**22/00512/FUL – 16 Cedar Drive, Hullbridge. SS5 6JE.** Single storey side extension. **HPC No objection June 2022).** **PERMITTED**

**22/00440/FUL – Cedar Lodge, Kingsman Farm Road.**  
Demolition of 2 no. prefabricated parages and adjacent open bay wood stores. Formation of four bay, oak framed garage with pitched roof. **HPC No Objection** **REFUSED**

**22/00499/FUL - 143 Lower Road, Hullbridge – Proposed vehicle crossover.** **HPC No Objection**  
**PERMITTED**

**22/00179/FUL – Land between Donville and Torwood, Kingsway, Hullbridge.**  
Demolish existing building and construct 3 bed dwellinghouse with new vehicular access, driveway and associated amenity space.(DEL May 2022). **HPC No Objection.** **REFUSED**

**22/00299/FUL – Mandalay, Kingsmans Farm Road, Hullbridge.** Retrospective Planning application for the erection of a boat store ancillary to the dwelling. **No Objection.** **PERMITTED**

**21/01335/FUL – Land rear of 32 and 34 Lower Road, Hullbridge.** Siting of 2 wooden shelters for horses and food storage and temporary hay store. **OBJECT – Effect of adverse amenity because of Disturbance from smells and environmental impact to neighbouring properties.**  
**HPC would most likely view the application differently, if these buildings were to be located away from boundaries of neighbouring properties. Perhaps as already been suggested by a neighbour, to the southerly section of the site , i.e. in close proximity to the golf course boundary. Would also suggest that the applicant needs to submit a more precise and accurate location plan.** **PENDING**  
**PERMITTED**

**Notes for breach of planning:**

**21/00175/COU\_C – 194 Ferry Road, Hullbridge.** Garden extension onto grass verge behind bus stop shelter, currently under investigation by Enforcement. **CASE CLOSED, APPLICANT REVERSED BREACH.**

**21/00168/BLDG\_C – 1 Wallace Close, Hullbridge.** Extension and creation of an upper floor to outbuilding, currently under investigation by Enforcement. **CASE CLOSED, APPLICANT REVERSED BREACH.**

**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)

**End of Notes for breach of planning:**

**21/00960/FUL – Land rear of Ambleside Gardens Harrison Gardens Hullbridge.** Variation of condition 2 (approved plans) of approved application ref: 18/00501/FUL (construct 2 bedroom chalet bungalow) to provide revised plan including external changes. *Hullbridge Parish Council has no objection but would like to note that the amenity space needs to allocate 2.2 vehicles*  
**PENDING**

**21/00423/FUL – Land between Windermere Avenue and Lower Road, Maylons Lane, Hullbridge.** Demolition of existing dwelling and reinstatement as public open space. Construct 1 no. replacement dwelling with detached garage in alternative location.

(DEL May 2021) **PENDING**

*Hullbridge Parish Council has No Objection .* **APPEAL IN PROCESS**

**21/00111/FUL – Land West of Stables at Hanover Farm Central Avenue, Hullbridge.**

Erection of a single storey 4 bedroom dwelling. (DEL April 2021) *Hullbridge Parish Council objects as this is an additional dwelling in greenbelt*

**PENDING**

**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.