

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - April 2024

Planning applications to be considered on April 10th Planning & Infrastructure meeting

24/00180/FUL– 191 Ferry Road, Hullbridge. Drop kerb for vehicular crossing to driveway.

24/00181/FUL– 13 Bartons Avenue, Hullbridge. Single storey rear extension.

24/00197/FUL– 11 Bartons Avenue, Hullbridge. Single storey rear extension with roof lantern.

24/00101/LDC– Kingsman Farm Lodge, Kingsman Farm Road, Hullbridge. Application for a certificate of Lawfulness for occupation of the dwelling subject to planning consent reference ROC/209/63 without compliance with agricultural occupancy condition no.2.

UPDATE

24/00038/FUL– Annexe adjacent 66 Lower Road, Hullbridge
Erect new one-bed bungalow and form new vehicular access off Kingsway.
Hullbridge Parish Council object to the application by reason of: Out of keeping with the character of the neighbourhood, lack of evidence of the existence of an arboricultural impact assessment. Concerns over the loss of garden land and the open aspect of the neighbourhood. Unacceptable intrusion into the green belt. PENDING

24/00113/FUL– 77 The Drive, Hullbridge
Removal of condition 4 (use restriction) of approved application ref: 20/00160/FUL to enable use of the outbuilding as a residential annex.
Hullbridge Parish Council object to the proposed removal of condition 4 (use restriction) by reason of: over development of the site involving the loss of garden land and the open aspect of the neighbourhood. Visual impact of the development, unacceptable intrusion of the green belt. PENDING

24/00121/FUL– Land adjacent Mulsanne, Malyons Lane, Hullbridge
Erection of 2 semi-detached dwellings and associated parking and landscaping. Creation of new vehicular access off Malyons Lane. ***Hullbridge Parish Council object to this application by reason of: Over development of the site/unacceptably high density. Out of character in terms of the appearance compared with existing development in the vicinity. PENDING***

23/01064/FUL– Marsh View, Lower Road, Hockley.

Demolish the existing chalet bungalow and buildings on site, sub-divide the plot and construct 5 no.5 bedroom detached new build half chalet style houses with 3 private parking spaces and a garage each. ***Hullbridge Parish Council object to the application by reason of: Over development of the site, unacceptable high density and the open aspect of the neighbourhood. Concerns regarding impact on local infrastructure, especially drainage services. Query sufficiency of water attenuation measures.***

23/01015/FUL– Land adjacent 97 Crouch Avenue, Hullbridge

Proposed pair of 4-bed semi-detached houses with access off Crouch Avenue. ***Hullbridge Parish Council object on the grounds of unacceptable high density/overdevelopment of the site; including the loss of garden land. Also adverse effect on the residential amenity of residents, by reason of over shadowing and concerns of the potential loss of light to neighbouring properties.***

Note – the extensive vegetation on site has already been cleared in it's entirety in anticipated readiness of planning approval. If the application is to be approved we would request a condition be applied that requires that the developers/builders make good any damage to the road and footpath caused by this development. **PENDING**

23/00872/FUL– Hullbridge Yacht Club, Pooles Lane, Hullbridge

Install artificial surface to create a 5-a-side (mini soccer) football pitch and install 4 metre high sports fencing with 6 no. integrated flood lights. ***Hullbridge Parish Council has no objection and strongly supports this application and believes it offers great value to the community and wish every success in this application.*** **PENDING**

24/00013/FUL– 176 Ferry Road, Hullbridge

Single storey flat roofed rear extension and loft conversion with flat roofed front and rear dormers. **PENDING**

23/00998/FUL– 3 Bartons Avenue, Hullbridge SS5

Convert existing garage into office/games room and erect new store.

Hullbridge Parish council object on the following grounds:

- ***Overdevelopment of the site, not least because of the loss of Garden Space.***
- ***Effect of the development on the character of the neighbourhood.***
- ***Adverse effect on the residential amenity of neighbours, particularly to 40 Lowlands Road by way of loss of existing views to neighbours and likely noise and disturbance from the "Games Room" given the close proximity.***
- ***Concerns over the closeness of the "store" to neighbouring properties.***
- ***Question whether a "store" requires patio doors, would share neighbours concerns as to the future use of the "store".***

PERMITTED

To note: Planning Appeal APP/B1550/C/19/3237992 – The Yard, Murrels Lane, Hullbridge.

Appeal against -1. The material change of land and buildings from a general industrial (Class B2) use to a mixed use of general industrial (Class B2) use and the siting of a mobile home and its use for human habitation. 2. The erection of a steel palisade fence and double gates with a barbed and razor wire top trim.

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)

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.

APPROVED

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 or site only**