

# HULLBRIDGE PARISH COUNCIL

## PLANNING & INFRASTRUCTURE - August 2025

### **Planning applications to be considered under delegation for August 2025**

**25/00540/FUL** - 60 Waxwell Road. First floor extension over existing bungalow to from house, convert garage and fenestration changes (revised application).

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00540/FUL>

***Although Hullbridge Parish Council did not object to the initial previous application we have taken into consideration the Planning Officer's decision for refusal on the previous application and although some changes have been made with the renewed application, we consider the new proposals are too minimal to alter the Planning Officer's refusal decision. Hullbridge Parish Council object to the planning application.***

**25/00537/FUL** – 19 Meadow Road. Proposed single storey rear extension with flat roof over.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00537/FUL>

***Hullbridge Parish Council do not object to the planning application in principal but notice there doesn't appear to have the minimum 1m boundary rule in place.***

**25/00522/FUL** – 7 Keswick Avenue. Proposed loft conversion incorporating flat roofed front dormer and rooflights to rear.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00522/FUL>

***Hullbridge Parish Council no objection***

**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***

### **UPDATE**

**25/00111/FUL – 2 Kendal Close, Hullbridge. (Revised Plans)** Single storey rear and side extensions, two storey side extension and create rooms in roof with flat roof dormers to front and rear. ***Hullbridge Parish Council objects to this application and supports the neighbour's concerns. The six proposed windows in the rear dormers will totally overlook the entire neighbouring property and garden. Loss of privacy and loss of light. We object to the scale of the proposed extension considering the small rear garden. Also noted that the plans on the RDC planning portal are out of date and not showing the revised plans . PENDING***

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00111/FUL>

**25/00478/FUL – 62A Burnham Road, Hullbridge.** Single storey rear extension with roof lantern. **Hullbridge Parish Council No objection. PENDING**  
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00478/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>

**25/00135/FUL – 66 Windermere Avenue, Hullbridge.** Single storey front porch extension. **Hullbridge Parish Council No objection. PENDING**  
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00135/FUL>

**25/00399/FUL – 4 Coventry Close, Hullbridge.** Single storey front extension and garage conversion. **PENDING**  
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00399/FUL> **HPC No objection.**

**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.**

**25/00394/FUL – 197 Ferry Road, Hullbridge.** Single storey rear extension, front porch extension, detached garden room. **PENDING**  
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00394/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). PENDING**

**25/00126/LDC – Red River Country Park, Hullbridge.** Application for a Certificate of Lawfulness for Existing Use or Development (CLEUD) of the site as a caravan park. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00126/LDC>. **Noted. PENDING**

**25/00111/FUL – 2 Kendal Close, Hullbridge.** Single storey rear and side extensions, two storey side extension and create rooms in roof with flat roof dormers to front and rear.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00111/FUL>

**Hullbridge Parish Council objects on the grounds of: Over development, overlooking neighbouring property, loss of light. If the application were to be passed we believe overlooking windows should be obscured. PENDING**

**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**