

HULLBRIDGE PARISH COUNCIL

PLANNING - December 2020

Applications considered by Delegation December 2020

20/00582/FUL – Spring Tide, 17 Kingsmans Farm Road, Hullbridge. Proposed two storey rear extension with roof lights and rear dormer to main roof. HPC Object as greenbelt and coastal protection belt and the extension exceeds the 25% limit for such a location. (DEL December 2020) **PENDING**

20/01044/FUL – 40 Burnham Road, Hullbridge. Loft conversion incorporating flat roofed and rear dormers and roof light to front. **HPC No objection as the adjoining property already has a flat-roofed dormer.** (DEL December 2020) **PENDING**

20/01051/FUL – 18 Pevensey Gardens, Hullbridge. Construct single storey rear extension. **Hullbridge Parish Council objects – extension beyond original footprint of the building of the building exceeds permitted limit for this greenbelt location.** (DEL December 2020) **PENDING**

20/00794/FUL – Creekview, The Esplanade, Hullbridge SS5 6LX. Construct of new boatshed and extension of existing deck and pontoon. **No objection to this revised application.** (DEL December 2020) **PENDING**

20/01014/FUL – 74 Crouch Avenue, Hullbridge, SS5 6BP. Extend front dormer and installation of a double glazed window. Also reduce size of existing window on existing dormer. **Hullbridge Parish Council has no objection.** (DEL December 2020) **PENDING**

20/00977/FUL – 4 West Avenue, Hullbridge, SS5 6JU. Construct Single Storey flat roofed outbuilding to rear garden for mixed use as beauty treatment business and summer room. (DEL December 2020) **Hullbridge Parish Council has no objection.** **PENDING**

20/00992/FUL – Willow Pond Farm, Budleigh, Lower Road, Hockley, SS5 5NL. Proposed outdoor swimming pool with associated pool plant room/changing room. **Hullbridge Parish Council objects: Inappropriate development in greenbelt.** (DEL December 2020) **PENDING.**

20/01005/FUL – 43 The Drive, Hullbridge. Demolish Existing dwelling (no.45) and subdivide the plot, form access road and construct three two bedroomed bungalows. (DEL Dec 2020) **PENDING**

Hullbridge Parish Council wishes to object to the application 20/01005/Full – 43 The Drive and below are our observations:

This is unacceptable back garden development which would have a poor relationship with surrounding dwellings and would open the door to similar applications. There is no provision for visitor parking on site and immediately adjacent on-road parking would not be possible. The Drive is an unadopted highway which is also the access road to The Walk, Birchdale, Tyndale Close, The Avenue, Padgetts Way, Alfreda Avenue, Creekview Avenue, The Esplanade, The Promenade and Riverview Gardens. It consists of a single concrete strip with occasional passing bays which are frequently blocked by parked vehicles, it is also the responsibility of residents to maintain this road. Any additional dwellings are likely to have a disproportional effect on traffic flows. In the event that this application is approved all vehicles associated with the construction should be required to park onsite and prohibited from using the private back lane which passes the rear of the site and contribute to the road being repaired due to the damage builders heavy vehicles will cause. This road already has a history of multiple trade vehicles continually blocking the Drive and the junction of the Drive and the Avenue, causing other road users and more importantly issues with emergency vehicles from passing and with footpaths not being able to be used by children and the elderly as blocked by materials and vehicles causing a major hazard.

This area also suffers with low water pressure and the sewage connection has also been damaged in the past and not reinstated properly.

For your information previous developments have caused considerable issues for residents of the drive and connecting roads, blocked footpaths, damage to the roads which have not been repaired and we have concerns this will happen again. We also have strong concerns about lack of any enforcement by any agency or service regarding unadopted roads. In particular enforcement regarding right of way 1980 Highways act,

20/00794/FUL – Creekview, The Esplanade, Hullbridge. Construction of new boatshed and extension of existing deck and pontoon. **HPC – No Objection (Full Council) , No objection to amended Application (DEL December 2020) PENDING**

Notes:

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)

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)

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)

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.

UPDATE

20/00869/FUL – 144 Ferry Road, Hullbridge. Single Storey rear extension with roof lantern. **HPC – No objection. (DEL Oct 2020)** **PENDING**

20/00768/FUL – 47 Lower Road, Hullbridge. Extension of existing loft conversion incorporating flat roofed front dormer, re-pitch roof on front bay window, construct pitched roofed front porch and conversion of existing integral garage. **HPC OBJECT - object to the flat-roofed front dormer (Full Council)** **PENDING**

20/00722/FUL - Stables North Of Jakapeni Farm Burlington Gardens Hullbridge. Demolish existing extension and convert stable into one bed dwelling. **HPC Object - object to the conversion of stables to a residential property with a size only suitable for one person in this location in greenbelt as we do not consider it sustainable longterm.** **PENDING**

20/00741/NMA – Land between Windermere Avenue and Lower Road Malyons Lane, Hullbridge. Application for Non - Material Amendment to layout approved on 16th January 2019 under application Ref: 18/00135/REM for 500 dwellings and to substitute triple garage serving plots 251, 253 and 254 for single garage serving plot 254. **PENDING**

20/00678/FUL - 172 Ferry Road, Hullbridge, Essex, SS5 6JZ. Construct first floor extension and two storey rear extension (first floor contained within re-roofed roof space), incorporating dormer windows and subdivide resulting building and site to form two three bedroomed chalets. Altered and new fenestration. (Revised proposal). **HPC OBJECT - Concerns about the overlooking of rear gardens to the South and would object for that reason.** **PENDING**

20/00332/FUL – Land opposite 92 to 102 Windermere Avenue, Hullbridge. Proposed erection of 17 No. dwellings (11 No. Houses and 1 No. buildings containing 6 No. Flats) with associated access, parking and private amenity space. **PENDING (HPC – Object DEL August 2020). Hullbridge Parish Council objects to the re-consultation for 20/00332/FUL and have the following considerations:**

- 1. 2.5 dwellings are not appropriate in this location, especially as it is the highest level in the area. Barratt David Wilson proposed 2.5 storey dwellings were moved further away from existing properties in response to local opinion.**
- 2. Overdevelopment of site and concerns with parking**
- 3. Concern with the loss of any established oak trees**

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**

20/00520/FUL – 50 Thorpedene Avenue, Hullbridge – Single storey front extension (expires 14th July). HPC No objection (DEL July 2020) PENDING

20/00332/FUL – Land Opposite 92 To 96 Windermere Avenue Hullbridge Essex. Proposed Erection of 17 No. Dwellings (11 No. Houses and 1 No. Buildings Containing 6 No. Flats) with Associated Access, Parking and Private Amenity Space. **HPC Object:**

1. Access is on to unmade road.
2. There appears to be insufficient amenity space for the apartments.
3. Overlooking due to properties facing the rear of others; this is also affected by the currently approved plans for properties to the South on the BDW development.
4. Possible overlooking of rear gardens to the East on the BDW Development.
5. Concerns about surface water drainage.

(delegation May/June 2020) PENDING

20/00043/OUT CJD Artillery, 106 Lower Road Hullbridge SS5 6DD

Outline application to demolish garage and workshops and construct development of 12 no flats. **Hullbridge Parish Council – It is a loss of Businesses and detrimental to residents, but in principal no objection to the outline application. 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. 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.

17/00274/ful - Halcyon Park , Pooles Lane, Hullbridge, SS5 6QA PENDING

Application to vary conditions 1 and 2 to Permission granted on appeal by Inspector's decision letter dated 23rd May 2014 for the continued use of land as a caravan park without complying with conditions limiting occupancy between 1st February and 30th November each year.

Change condition 1 from; The Caravans shall be occupied for holiday purposes only to;

The caravans shall be occupied for holiday purposes only except for the two caravans shown within revised area 2 on plan no. 6800 - 140A which shall be occupied for permanent residential use and change condition 2 from; The caravans shall not be occupied as a person's sole main place of residence to:

The caravans shall not be occupied as a person's sole or main place of residence except for the two caravans shown within area 2 on pla no. 6800 - 140A. **(May 2017).**
HPC OBJECT – we would want the original conditions applied and no caravans to be used as permanent dwellings/no permanent residential use. PENDING