

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - DECEMBER 2024

Planning applications to be considered at 11th December 2024 **Planning & Infrastructure meeting**

24/00804/FUL – 48 Ferry Road, Hullbridge. Remove existing rear conservatory and construct single storey rear and side extension

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00804/FUL>

24/00740/FUL – 305-307 Ferry Road, Hullbridge. Single Storey Rear extension.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00740/FUL>

LPA Ref Number 24/00549/FUL, Planning Appeal ref –

APP/B1550/D/24/3355893 – 6 Kendal close, Hullbridge. Proposed two storey side extension and extension of front and rear dormers.

UPDATE

24/00560/FUL – 3 Murrels Lane, Hullbridge. 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=24/00560/FUL>

Hullbridge Parish Council has no objection but has the following observations and concerns: HPC cannot see a reason within current Planning/NPPF regulations to object to this application. However, we do have significant reservations about the loss of agricultural buildings and would not agree with the assertion that the new building would be an improvement in the street scene. The proposed application also falls within greenbelt.

24/00779/FUL – 40 Lowlands Road, Hullbridge. Application for a Lawful Development Certificate for proposed conversion of garage to habitable room.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00779/LDC>

No observations required.

24/00602/FUL – 301 Ferry Road, Hullbridge. Construction of front conservatory.

Hullbridge Parish Council has no objection to the following planning application but has observations regarding the proposed front door that opens outwards onto the steps considering there is no footpath; we believe a sliding door would be more appropriate from a safety and practicality perspective as this is a commercial property. This application was considered under Delegation.

REFUSED

24/00126/FUL – Brandy Hole Yacht Club – Kingsman Farm Road. Variation of condition no. 3 (approved plans) pursuant to planning permission ref. 17/00750/FUL (Demolition of Existing Holiday Home Caravans and Erect 14 no. Raised Dwellings) to allow for changes relating to design (appearance and scale), layout, and landscaping in respect of plots 7, 8, and 14 and to list amended plans already approved under Non-Material Amendment applications referenced 21/01229/NMA, 21/00784/NMA, and 22/01208/NMA.

Hullbridge Parish Council has No objection but the Council would like to bring to your attention to consider restrictions relating to contractors plant and vehicles accessing site protecting adjacent properties access. This

includes delivery of caravans via Pooles Lane. Problem with drainage as ditches filled in by owners in 2015 causing flooding to property in the area. It was pointed out as they filled in one of the swale areas as well as a number of the drainage ditches. **PENDING**

24/00585/FUL – 28 Burnham Road, Hullbridge. Demolish existing bungalow replace with 2 new detached houses.

Hullbridge Parish Council Objects to this planning application on the grounds of:

Over development of the site. Councillors are aware of this plot and believe the drawings give a misleading impression of the actual space available.

The Council is in agreement of, and support Arboricultural Officer James Choat's response in relation to the recommendation of the tree impact assessment in accordance with BS 5837 2012 is carried out.

Should the application be approved we draw your attention to the location as it is on a single track unadopted road near to the junction of Lower Road and consideration for restrictions on potential road blockages or width restrictions that would be caused by contractors plant vehicles and building material storage on the roadway and verges adjacent to the property.

PERMITTED

24/00524/FUL. Mallaig, Lower Road, Hockley – Demolish existing conservatory and construct two storey side extension. **Hullbridge Parish Council has no objection. 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)

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 or site only**