

HULLBRIDGE PARISH COUNCIL

PLANNING - December 2021

Applications to be considered at Planning Committee on 13th December 2021

21/01258/FUL – 66 Ferry Road, Hullbridge. Proposed first floor front extension, loft conversion with front and rear dormers.

21/01253/FUL – 38 Ferry Road, Hullbridge. SS5 6EZ – Ground floor front/side extension under an existing flat roofed covered way, with partial garage conversion.

UPDATE

21/01189/FUL – Land west of stables at Hanover Farm, Central Avenue, Hullbridge. Retrospective application for the erection of a single storey building for the shelter of horses and the laying of ground material for use associated with the keeping of horses. *HPC – No Objection.*
PENDING

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.

21/00168/BLDG_C – 1 Wallace Close, Hullbridge. Extension and creation of an upper floor to outbuilding, currently under investigation by Enforcement.

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)

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

21/01079/FUL – 47 Lower Road, Hullbridge, SS5 6DE. Single storey rear extension.
Hullbridge Parish Council has no objections however we do have concerns this may be a precursor to a larger application given recent applications that have been submitted and permitted. **PERMITTED**

21/01049/FUL – 85 Keswick Avenue, Hullbridge, SS5 6JP. Part single story side extension, single story rear extension, extend, extend front and rear dormers, front porch amended proposal.
Hullbridge Parish Council has no objections on the condition that the 1metre minimum boundary rule is adhered to, as it is unclear to see from the drawings if this is the case. **PERMITTED**

21/00999/FUL – 6 Pinewood Close, Hullbridge SS5 6HH. Single Storey Side/Front Extension.
(PLC Sept 2021) *HPC – No Objection* **PENDING**

21/00920/FUL – 33 Crouch Avenue, Hullbridge SS5 6BS. Single storey side/rear extension
HPC No Objection (Sept 2021 HPC) **PENDING**

21/00939/FUL – Oakman Inns & Restaurants Ltd (Anchor pub) – 284 Ferry Road, Hullbridge. (PLC Expires 29th September)

Application to Vary Conditions relating to planning consent reference 20/00438/FUL as follows; Condition 2 (Approved Plans) - including proposed amended roof profile resulting from the detailed design; Condition 3 (Materials) - to take account of amended roof material resulting from the detailed design; Condition 8 (Ecology) - to take account of the pre-development bat survey; Condition 10 (Permeable Paving Specification) - to take account of the detailed drainage design; Condition 16 (Surface Water Drainage) - to take account of the detailed drainage design; Condition 17 (Maintenance Plan for the Surface Water Drainage System) - to take account of the detailed drainage design and Condition 19 (Existing Drainage) - remove as superseded by detailed drainage scheme. *HPC objects to Condition 3 (materials) – we see no reason for the proposed change from Ash Batten roof cladding to Oak Shakes, we request that Rochford District Council do not agree to this varying condition.*

PENDING

21/00738/FUL – 106 Lower Road, Hullbridge, SS5 6DD. Proposed demolition of existing garage and associated buildings and construct 9 self-contained 2 bed apartments, associated car and cycle parking provision and landscaping. (DEL Exp 2 Sept 2021). HPC No Objection but notes that would like to see brickwork in keeping with adjacent properties. **PENDING**

21/00810/FUL – 23 Abbey Road, Hullbridge, SS5 6DG. Loft conversion with front and rear dormers, single storey rear extension. (DEL Exp 25 Aug 2021). **PERMITTED**

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

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

21/00310/FUL – Miranda, The Esplanade, Hullbridge. – Revised application to erect 2 No. four bedroomed houses including revised site levels and rooms in roof space. (DEL April 2021) *Hullbridge Parish Council has no objections.* **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

20/00794/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**

20/00794/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**

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**

20/00332/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**

20/00332/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

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.

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

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**