

# HULLBRIDGE PARISH COUNCIL

PLANNING - February 2022

## Applications to be considered at Planning Committee on 14th February 2022

**21/01335/FUL – Land rear of 32 and 34 Lower Road, Hullbridge.** Siting of 2 wooden shelters for horses and food storage and temporary hay store.

**22/00061/FUL – 15 Kendal Close, Hullbridge.** Convert loft to habitable rooms with pitched roof front dormers and flat roof rear dormer.

**22/00087/FUL – 43 The Drive, Hullbridge, SS5 6LZ.** Proposed single storey rear extension.

**22/00070/FUL – 77 Hillcrest Avenue, Hullbridge.** Single Storey rear extension with roof lantern. Extend existing front and rear flat roof dormers.

## UPDATE

**21/01368/FUL – 28 Thorpedene Avenue, Hullbridge.** Proposed part flat/part pitched roofed single storey rear extension with roof lights (demolish existing conservatory and garage). **No Objection**

**21/01333/FUL – New Build at The Grange, 5 Murrels Lane, Hullbridge.** Retain garage with reduced roof height at 4m. Demolish games room and store. **No Objection**

**21/01361/FUL – 51 The Drive, Hullbridge.** Proposed single storey side/rear extension, two storey front extension and changes to front elevation, including raising of roof to create rooms in roof with rear dormers and front rooflights. **No objection, but we do have concerns that we would like to be taken into consideration. We are very concerned about this application, if approved being started soon after due to the fact that there are considerable safety concerns with the adjacent property (43 The Drive ref 21/00272/FUL) where planning has been granted but the development is having a significant detrimental impact on residents of The Drive as HGV vehicles in relation to the development are regularly blocking both the footpath and road not only outside 43 The Drive but a little further up each way. The obstruction of the highway appears to be a regular occurrence and a breach of planning was lodged on 26.01.2022 (objection ref: breach39597995) as this is clearly a health and safety issue for both road users and pedestrians. We are concerned that two large developments being undertaken simultaneously would have a devastating impact on the residents, road users and pedestrians**

**21/01326/FUL – 1 Kendal Close, Hullbridge.** Demolish existing extension and covered car port structure to rear and convert existing detached dwelling with habitable roof space into two separate self contained semi - detached two bedroomed dwellings with habitable roof spaces incorporating front and rear dormers. Construct new vehicular crossing onto Ferry Road. **OBJECT – Unacceptable over development of site, over bearing, amenity space does not appear to meet the required 100sqm per property. We also have concerns in relation to existing parking issues in Kendal Close which is naturally a narrow cul-de-sac which makes parking extremely difficult and this development which exasperate this issue with the potential of visitors and/or additional cars per property in the future. We also have concerns over egress and ingress onto Ferry Road from the driveways, particularly being close to a zebra crossing and a very busy junction. We do have concerns in relation to required utility works as utility vehicles could block up Ferry road near the zebra crossing and busy junction making it a safety concern for both drivers and pedestrians not being able to have a clear view of traffic.**

**21/01329/FUL – Homeleigh, Wellington Avenue, Hullbridge, SS5 6DX.** Proposed single storey link extension to existing garage and convert garage to living accommodation. (DEL Jan 2022). **HPC No objection.**

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

**Hullbridge Parish Council objects to the above planning application. We maintain our original objections as previously stated under planning application 21/00461/FUL. We still consider that the size and mass of the building is inappropriate in this location and out of keeping with the locality. PERMITTED**

**Further whilst appreciating the applicants attempts to demonstrate a minimal impact to the residential amenity of number 68, in the circumstances prevailing even a minimal loss would have a massive impact on number 68. We would thereby object also on the grounds of loss of residential amenity to number 68.**

*We also have concerns that the proposed front extension would make the front garden and drive much smaller for vehicle parking, thereby resulting in difficult egress from the property and possible parking displacement onto neighbouring roads.*

**We support Rochford District Councils previous decision to reject the planning application. (Dec 2021) PENDING**

**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. HPC No objection. (Dec 2021) PENDING**

**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**

**21/00999/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) **PERMITTED**

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

**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. **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 Maylons 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. APPLICATION WITHDRAWN**