

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - February 2024

Planning applications to be considered on February 21st Planning & Infrastructure meeting

23/01015/FUL– Land adjacent 97 Crouch Avenue, Hullbridge

Proposed pair of 4-bed semi-detached houses with access off Crouch Avenue.

23/00872/FUL– Hullbridge Yacht Club, Pooles Lane, Hullbridge

Install artificial surface to create a 5-a-side (mini soccer) football pitch and install 4 metre high sports fencing with 6 no. integrated flood lights.

UPDATE

23/00941/FUL– 12 Meadow Road, Hullbridge

Change of use from a residential dwelling to a mixed use as residential dwelling and provision

of a room for treatment purposes for chiropractic/healthcare. **PENDING**

24/00013/FUL– 176 Ferry Road, Hullbridge

Single storey flat roofed rear extension and loft conversion with flat roofed front and rear dormers. **PENDING**

23/01058/FUL– 64 Ferry Road, Hullbridge

Loft Conversion with front and rear dormers . HPC – **No Objection.**

PERMITTED

23/01032/FUL– 85 Crouch Avenue, Hullbridge

Re-roofing to increase roof pitch. **No Objection.** **PERMITTED**

23/00998/FUL– 3 Bartons Avenue, Hullbridge SS5

Convert existing garage into office/games room and erect new store.

Hullbridge Parish council object on the following grounds:

- ***Overdevelopment of the site, not least because of the loss of Garden Space.***
- ***Effect of the development on the character of the neighbourhood.***
- ***Adverse effect on the residential amenity of neighbours, particularly to 40 Lowlands Road by way of loss of existing views to neighbours and likely noise and disturbance from the "Games Room" given the close proximity.***
- ***Concerns over the closeness of the "store" to neighbouring properties.***
- ***Question whether a "store" requires patio doors, would share neighbours concerns as to the future use of the "store".***

PENDING

23/00880/FUL– 38 Mayfield Avenue, Hullbridge Essex SS5

Two storey side extension and single storey rear extension. **No objection**

PERMITTED

23/00804/FUL– 9 West Avenue, Hullbridge Essex SS5

Erection of a single storey rear extension and conversion of garage to habitable use, involving demolition of existing rear conservatory. **No**

Objection.

PERMITTED

23/00769/FUL– 20A Kingsmans Farm Road Hullbridge Essex SS5 6QB

Variation of condition 3 (Construction Restrictions) to allow works to take place between September and March for application 22/00687/FUL dated 21/09/2022 (Proposed replacement pontoon (re-sited approximately 3 metres riverward (North) of previous pontoon location) including installation of 2 no. mooring piles (1 new, 1 re-sited) (Existing access gangway, jetty and upstream pile to remain in-situ and unchanged)).

PERMITTED

To note: Planning Appeal APP/B1550/C/19/3237992 – The Yard, Murrels Lane, Hullbridge.

Appeal against -1. The material change of land and buildings from a general industrial (Class B2) use to a mixed use of general industrial (Class B2) use and the siting of a mobile home and its use for human habitation. 2. The erection of a steel palisade fence and double gates with a barbed and razor wire top trim.

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. 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 or site only**