

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - February 2025

Planning applications to be considered at 19th February 2025 **Planning & Infrastructure meeting**

~~24/00800/FUL – Shop adjacent 66 Lower Road, Hullbridge – WITHDRAWN~~

~~Erect new one bed self build bungalow and form new vehicular access off Kingsway~~

~~<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00800/FUL>~~

25/00016/DOC – Land adjacent 97 Crouch Avenue, Hullbridge

Discharge of condition no.5 (landscaping) of planning permission ref 23/01015/FUL

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00016/DOC>

UPDATE

APPEAL REF: APP/B1550/W/24/3357529. LPA REF NUMBER:

23/01064/FUL. Marsh View, Lower Road, Hockley SS5 5LR. Demolish the existing chalet bungalow and buildings on site, sub-divide the plot and construct 5no.5 bedroom detached new build half chalet style houses with 3 private parking spaces and a garage each. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=23/01064/FUL>

Hullbridge Parish Council fully support and agree with the decision of Rochford District Council to refuse planning permission on this application. Indeed, in our submission to Rochford District Council we highlighted the impact of this proposal on the greenbelt along with being out of character to it's surroundings and many other objections. Also, it must not be understated the problems associated with vehicular ingress and egress to this site from an unlit, derestricted road with no pavements and no alternative means of transport.

24/00876/FUL – 21 Abbey Road, Hullbridge. Flat Roof Extension on the rear extension with flat glass roof lights. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00876/FUL>. **Hullbridge Parish Council – No Objection**

24/00897/FUL – Highwood, Kingsman Farm Road, Hullbridge. Alterations to rear dormers. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00897/FUL> **Hullbridge Parish Council – No Objection**

24/00757/FUL – Brandy Hole Yacht Club, Kingsmans Farm Road, Hullbridge. Application for the change of use of the former Brandy Hole Yacht Club (Sui Generis) to Residential (C3) Use to form 3 no. dwellings including alteration and extensions and the formation of allocated car parking provision and provision of a central landscaped area in the location previously granted consent as a car park under application reference 17/00750/FUL. ***HPC do not object to the change of use for the former Brandy Hole Yacht Club building and the subsequent formation of 3 Residential dwellings. However, we DO OBJECT to the significant reduction in the number of parking spaces for visitors. The site is already overdeveloped, as a visit to site would illustrate. The landscaping plans are obviously designed to soften the visual impact of the overdevelopment. One visitor parking space for effectively 17 residential units is (1 space for the new units and 0 for the existing residential units) is unacceptable. There is no alternative parking available for visitors without adversely affecting highway safety for road users and pedestrians. In addition the submitted drawings give a false impression of the amount of space available on site, which again would be evident from a site visit. We would respectfully suggest RDC seek adjustments to the landscaping plans to accommodate more visitor parking capacity. We would recommend an additional 8 visitor parking spaces be provided.***

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00757/FUL>

24/00740/FUL – 305-307 Ferry Road, Hullbridge. Single Storey Rear extension. ***Hullbridge Parish Council has No Objection.***

<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. ***Hullbridge Parish Council has No Comment.***

24/00804/FUL – 48 Ferry Road, Hullbridge. Remove existing rear conservatory and construct single storey rear and side extension. ***Hullbridge Parish Council Objects with the following objections:***

- **Overdevelopment.**
- **Negative visual impact for neighbouring properties**

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

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.

24/00126/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. **PERMITTED**

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

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**