

# HULLBRIDGE PARISH COUNCIL

## PLANNING & INFRASTRUCTURE - June 2025

### **Planning applications considered at 25<sup>th</sup> June 2025 Planning & Infrastructure meeting**

**25/00399/FUL – 4 Coventry Close, Hullbridge.** Single storey front extension and garage conversion. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00399/FUL> **HPC No objection.**

**25/00391/FUL – 33 The Drive, Hullbridge.** Variation of condition no.2 (approved plans) pursuant to planning permission 24/00411/FUL (Demolish outbuilding and garage. Erect two new outbuildings for use as annexe, garage and store including replacement amenity decking) to allow for use of alternative (rendered) external facing material to external walling. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00391/FUL> **HPC No objection.**

**25/00394/FUL – 197 Ferry Road, Hullbridge.** Single storey rear extension, front porch extension, detached garden room. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00394/FUL> **HPC No objection.**

### **UPDATE**

**25/00350/FUL – 1 Pooles Lane, Hullbridge, SS56PA.** Two storey side extension for use as an annexe. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00350/FUL>. **No Objection however agree that the condition of right of access is maintained as requested by neighbour. Cllr. D. Flack from Hullbridge Parish Council, absent at the Planning meeting submitted this to us as his personal response. "I obviously have an interest in this as This is my next-door neighbour. Making a comment on the application it does seem to be much more in keeping with the 10 existing brickfield cottages built circa 1880 and as such I do not object to the application. However, the new build will be over the existing right of way to the rear of No's 1 to 5 as shown on the property deeds and on the land registry map. I would not want to lose the rear access to my property and would therefore ask that if approved there should be a condition attached to the planning approval requiring the applicant to maintain the right of way to the flank wall of the new build. I have already spoken to Mr. Prosser and he would be happy with that condition but I feel that the right of way should be included as a condition in any planning approval so that should the property be sold on at a later stage a subsequent owner would not obstruct it, One other concern is the deep main sewer that runs close to the flank wall of No.1, this is a technical concern but Anglian water should be consulted."** **PENDING**

**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.

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

**25/00080/FUL – Site of 7 South Avenue Hullbridge. Demolition of Existing bungalow and construction of two semi-detached dwellings. Form new (additional) vehicular access.**

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00080/FUL>. **Object – Overdevelopment, adverse impact on street scene. Probable light loss to neighbouring properties, and loss of privacy (overlooking). PENDING**

**25/00294/FUL – 37 Ambleside Gardens, Hullbridge.** Extension of existing front and rear dormer windows. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00294/FUL> **No Objection. PENDING**

**25/00252/FUL – 60 Waxwell Road, Hullbridge.** Proposed first floor extension over existing bungalow to form chalet/house and convert garage and fenestration changes. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00252/FUL> **No Objection. PENDING**

**25/00126/LDC – Red River Country Park, Hullbridge.** Application for a Certificate of Lawfulness for Existing Use or Development (CLEUD) of the site as a caravan park. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00126/LDC>. **Noted. PENDING**

**25/00111/FUL – 2 Kendal Close, Hullbridge.** Single storey rear and side extensions, two storey side extension and create rooms in roof with flat roof dormers to front and rear.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00111/FUL> **Hullbridge Parish Council objects on the grounds of: Over development, overlooking neighbouring property, loss of light. If the application were to be passed we believe overlooking windows should be obscured. PENDING**

**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. APPEAL IN PROGRESS**

**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. PENDING***

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

**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 on site only.**

**PENDING**