

# HULLBRIDGE PARISH COUNCIL

PLANNING - June 2021

## Applications to be considered by Planning Committee on 30<sup>th</sup> June 2021

**21/00469/FUL – 237 Ferry Road, Hullbridge, SS5 6NA.** Proposed new vehicular access with drop kerb crossover to access private driveway off Ferry Road.

## Applications Deferred from Full Council to Delegation – June 2021

**21/00539/FUL – 17 Waxwell Road, Hullbridge, SS5 6HF.** Proposed outbuilding for use as an annex to the dwelling house no.17 Waxwell Road. (Deferred to Delegation June 2021)

**Hullbridge Parish Council OBJECT: Unacceptable back land development. concerns regarding such Backfill development as the amenity area is very small. To quantify this I would refer the council to RDC's LDF document section 2.22 Draft Policy DM3 which states; 'considerations for backfill', item (iv) an assessment of the proposal's impact on residential amenity. And (ix) avoiding a tandem relationship between dwellings. In addition the previous application 21/00524/Ful combined with this would seem as excessive by way of total development.**

**21/00475/FUL – 99 Lower Road, Hullbridge.** Demolition of existing single storey rear extension and erection of new loft conversion including front and rear dormer windows. (Deferred to Delegation June 2021) – **Hullbridge Parish Council - No Objection**

**21/00497/FUL - Burlington Gardens, Hullbridge.** – Telecommunications Mast ESX311. Upgrade of telecommunications apparatus and ancillary work. (Deferred to Delegation June 2021) – **Hullbridge Parish Council - No Objection**

**21/00557/FUL – 8 Monksford Drive, Hullbridge.** Demolition of existing freestanding garage. Two story side extension and integral garage. Additional off street parking. (Deferred to Delegation June 2021). – **Hullbridge Parish Council - No Objection, but observation is there going to be sufficient parking?**

## UPDATE

**21/00524/FUL – 17 Waxwell Road, Hullbridge.** Extend existing front Dormer  
(DEL May 2021) **PENDING**  
**HPC – No Objection**

**21/00511/FUL – Oak Lodge, The Esplanade, Hullbridge.** Single storey rear extension.  
(DEL May 2021) **PENDING**  
**HPC – No Objection**

**21/00515/FUL – 5 Kendal Close, Hullbridge.** Rooms in Roof with front and rear dormers  
(DEL May 2021) **PENDING**  
**HPC – No Objection**

**21/00482/FUL – 34 Hilltop Avenue, Hullbridge.** Proposed roof alterations including hip to gable alteration and installation of two flat roofed side dormers and roof lights to create rooms in the roof space.

(DEL May 2021)

**PENDING**

*HPC – No Objection but has the following observations/considerations:*

- Request Dormers are privacy glazed.
- Consideration concerns as layout and density of building, we believe a more sympathetic and smaller roof design would improve the proposal.

**21/00455/FUL – 114 Lower Road, Hullbridge.** Single storey rear extension, side garage and front porch. (Deferred delegation 20<sup>th</sup> May 2021)

**PERMITTED**

*HPC – No Objection*

**21/00461/FUL – 66 Ferry Road, Hullbridge.** Proposed first floor front extension and loft conversion with front and rear dormers. (DEL May 2021)

**PENDING**

*Hullbridge Parish Council objects to the above planning application due to the loft conversion with front and rear dormers, resulting in a 2.5/3 storey dwelling, is inappropriate in this location*

**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*

**21/00447/FUL – 39 Burnham Road, Hullbridge SS5 6BG.** Part single storey, part two storey front/side/rear extension. (DEL May 2021)

**PERMITTED**

*Hullbridge Parish Council has No Objection*

**21/00436/FUL – Spring Tide, 17 Kingsmans Farm Road, Hullbridge SS5 6QB.** Application for two storey rear extension, first floor side extension with terrace above, rear dormer and installation of rooflights. First floor level rear balcony with external stair access and a terrace above the existing garage. (DEL May 2021)

**PENDING**

*Hullbridge Parish Council objects on the grounds that it is greenbelt and the extension is greater than 25% of the area of the original building. The applicant's statement that the loft storage is actually a single bedroom and so should be included in the existing floor area should be disregarded as it was not described as a bedroom when the house was constructed and appears to be windowless.*

**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**

**21/00367/FUL – 47 Lower Road, Hullbridge, SS5 6DE.** Single storey front extension, installation of pitched roof front dormer and flat roofed rear dormer and garage conversion to habitable accommodation. (DEL April 2021). *HPC No objection*

**PERMITTED**

**21/00364/FUL – 17 Pevensery Gardens, Hullbridge.** Proposed single storey rear extension with roof lights. (DEL April 2021) *HPC Object as this is greenbelt and the extension exceeds 25% of the area of the original building.* **REFUSED**

**21/00268/ADV – Card Tronics UK Ltd trading as Cashzone. 1-9 Ferry Road, Hullbridge.** The retention of 1no non-illuminated logo panel and 1no non-illuminated surround sign. (DEL April 2021). *No objections, observation to note that the previous ATM at the former Budgens (now Co-op) on this site was pulled out of the wall by a digger some years ago so any planning should take into consideration position and security.* **PERMITTED**

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

**21/00272/FUL - 43 The Drive Hullbridge SS5 6LZ.** Sub-divide plot and construct x5 bedroom new build house. (DEL APRIL 2021)  
*HPC: Hullbridge Parish Council do not object to the application, but would like to highlight some issues. Firstly properties in The Drive back onto a service alleyway then gardens of Grasmere Avenue, historically there has been issues with drainage causing some flooding issues to properties in The Drive. Secondly, The Drive is an unadopted road and the maintenance of the road is financed by residents. In the past vehicles in connection with approved developments have caused extensive damage to the roads with repairs met by other residents, also builders vehicles have blocked footpaths and not allowed access as defined in the 1980 Highways Act. We are very concerned that this application and future applications are not addressing the above issues also causing other residents not connected to the build expensive bills. We would appreciate these issues to be considered alongside the application and if possible a condition added to address the above.*  
**PERMITTED**

**21/00267/FUL - 1-9 Ferry Road Hullbridge SS5 6DN.** Installation of Automated Teller Machine (ATM) (DEL APRIL 2021) *HPC No objection* **PERMITTED**

**21/00265/FUL - 36 Burnham Road Hullbridge SS5 6BQ .** Single storey rear side extension and extend existing front dormer. (DEL APRIL 2021) *HPC No Objection.* **PERMITTED**

**21/00252/FUL 8 Monksford Drive Hullbridge SS5 6DQ.** Demolition of existing freestanding garage. Two storey side extension and integral garage. (DEL APRIL 2021) *HPC No Objection.* **REFUSED**

**21/00102/FUL – The Grange, Murrels Lane, Hullbridge.** Retain existing garage, games room and store. (DEL Feb 2021) *HPC Object as this is inappropriate greenbelt development.* (DEL Feb 2021) **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**

**21/00046/FUL - 38 Ferry Road, Hullbridge SS5 6EZ** – Two storey front/side extension in place of existing covered way and replace roof to main dwelling. *HPC Object as the first floor extension does not provide a 1 metre separation from the boundary of the property.* (DEL Feb 2021) **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**

**20/00043/OUT CJD Artillery, 106 Lower Road Hullbridge SS5 6DD**

Outline application to demolish garage and workshops and construct development of 12 no flats. **Hullbridge Parish Council – It is a loss of Businesses and detrimental to residents, but in principal no objection to the outline application. APPLICATION WITHDRAWN**

**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.**

**PENDING, TO BE DECIDED AT DEVELOPMENT COMMITTEE MEETING 30 JUNE 2021**

**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**