

# HULLBRIDGE PARISH COUNCIL

## PLANNING & INFRASTRUCTURE - May 2023

### Planning applications to be considered at Planning and Infrastructure meeting on 31st May 2023

**19/00584/FUL – 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.

**23/00210/FUL – Tawny Lodge, Pooles Lane, Hullbridge.** Erection of a single storey front extension and first floor side extension with front and rear dormers and the installation of an additional balcony to the rear.

### UPDATE

**19/00584/FUL – 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. **Propose objection – report outlining observations to follow.**

**23/00210/FUL – Tawny Lodge, Pooles Lane, Hullbridge.** Erection of a single storey front extension and first floor side extension with front and rear dormers and the installation of an additional balcony to the rear. **No Objection** **PENDING**

**23/00196/FUL – Mulsanne, Malyons Lane, Hullbridge.** Erection of 2 x semi-detached, 3 bed dwellings with associated parking. **No Objection** **PENDING**

**23/00332/FUL – 103 Burnham Road, Hullbridge.** Single storey Rear Extension. **No Objection** **PENDING**

**23/00269/FUL – 51 Keswick Avenue, Hullbridge.** Construction of a first floor side extension. **No objection (April 2023)** **PERMITTED**

**23/00281/FUL – 46 Burnham Road, Hullbridge – Single storey side extension**  
**No objection (April 2023)** **PERMITTED**

**23/00001/FUL – 305-307 Ferry Road, Hullbridge.** Single storey extension to existing outbuilding (workshop/office) and use as annex. HPC - *No Objection, we don't agree with Place Services submitted assessment.* **REFUSED**

**23/00173/FUL – 5 Pooles Lane, Hullbridge – Two storey rear extension.** HPC - *No Objection, however, if approved, we recommend a strong traffic management plan is put in place on this narrow road for the loading/unloading and wait times of building supplies and materials as this will have a detrimental impact for the access and the flow of traffic here as this is the only road in and out to feeding road Kingsman Farm Road and for residents of Pooles Lane. Pooles Lane is a narrow road at this particular point.*

**PERMITTED**

**APPEAL LPA Ref – 22/00179/FUL. Appeal ref: APP/B1550/W/22/3306900.** Land Between Donville And Torwood, Kingsway, Hullbridge, Essex, Demolish existing building and construct 3 bed dwellinghouse with new vehicular access, driveway and associated amenity space. ***Hullbridge Parish Council (HPC) supports the Applicant's appeal. Generally HPC would defend "Green Belt" land with the most vociferousness. In this case the land in question lies between 2 existing properties neither of which have raised any objections. In addition these two properties are in turn surrounded by other properties with "Green Belt" surrounding them. HPC would also question the Rochford District Councils' views regarding the quality of the land for either Flora or Fauna. It is merely vacant scrubland.*** **APPEAL DISMISSED**

**Update – Response to Appeal- APPEAL LPA Ref – 22/00756/LDC. Appeal ref: APP/B1550/X/22/3310296. 5 The Grange, Murrels Lane, Hullbridge.** Demolish existing building and construct 3-bed dwellinghouse with new vehicular access, driveway and associated amenity space. ***HPC Appeal response: HPC supports the position of Rochford District Council and their reasons for refusal. Namely; that having regard to the assessment of the limitations and restrictions applicable to development permitted by Class E, it would appear that the proposed development does not constitute "permitted development" under the provisions of Schedule 2 Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) because the outbuilding proposed for use as a garage and games rooms would be disproportionately large and given the existence of another outbuilding at the site, would not satisfy that part of Class E which requires that an outbuilding be required for a purpose incidental to the enjoyment of the dwelling house***

**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 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.** **PERMITTED**