

HULLBRIDGE PARISH COUNCIL

PLANNING - September 2020

Applications to be considered by Full Council on 14th September 2020

20/00768/FUL – 47 Lower Road, Hullbridge. Extension of existing loft conversion incorporating flat roofed front dormer, re-pitch roof on front bay window, construct pitched roofed front porch and conversion of existing integral garage.

20/00794/FUL – Creekview, The Esplanade, Hullbridge. Construction of new boatshed and extension of existing deck and pontoon.

20/00722/FUL - Stables North Of Jakapeni Farm Burlington Gardens Hullbridge. Demolish existing extension and convert stable into one bed dwelling. **Expires 22nd September 2020**

20/00741/FUL – Land between Windermere Avenue and Lower Road Malyons Lane, Hullbridge. Application for Non - Material Amendment to layout approved on 16th January 2019 under application Ref: 18/00135/REM for 500 dwellings and to substitute triple garage serving plots 251, 253 and 254 for single garage serving plot 254. **Expires 15th September 2020.**

20/00728/FUL – 72 Waxwell Road, Hullbridge. Demolish existing rear conservatory, erect new single storey rear extension and form rooms in roof with front and rear dormers. **Expires 15th September 2020.**

Applications considered by Delegation in July/August/September 2020

20/00711/FUL – 38 Ferry Road, Hullbridge.
Two storey front/side extension and wrap around replacement canopy.
Re-roof to create rooms in roof space incorporating raising of ridge height and gambrel roof form. New and altered fenestration including roof lights
HPC No Objection.(DEL SEPT 2020 Expires 10th Sept 2020).

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.
(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**

20/00567/FUL - 49 Hillcrest Avenue, Hullbridge. Single Storey rear extension with roof lights. (HPC – No Objection. July 2020 DEL). **PERMITTED**

20/00540/FUL - 129 Ferry Road Hullbridge. Demolish part of existing building and construct two-storey rear extension, roof extension with dormers. Convert to 4 x 1-bed flats with shop unit to part of the ground floor. Create parking area to rear.

HPC: Members after careful consideration have several observations regarding the current proposal for four flats and a shop at 129 Ferry Road, Members are extremely positive that this site which has been empty and an eyesore for many years is being developed. There are some undesirable elements including not being keen on 2.5 storey dwelling and limited Parking allocation being one per flat and one for the shop, so no parking for visitors.

20/00563/FUL – 42 Crouch Avenue, Hullbridge. Construct single storey side and rear extension. (No objection HPC-DEL July 2020) **PERMITTED**

20/00571/FUL – 4 Abbey Close, Hullbridge. Single Storey rear extension. (No objection HPC-DEL July 2020) **PERMITTED**

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)

20/00520/FUL – 50 Thorpedene Avenue, Hullbridge – Single storey front extension (expires 14th July). HPC No objection (DEL July 2020)

UPDATE

License Application: Objection to Seafood Wagon outside Smugglers Den, Kendal

HPC Response: The Owners of the Smugglers Den are permitted annually by a Solicitor on behalf of the owner of the end Cottage to have Right of Access for one car to be parked outside the Smugglers Den but not blocking access to Kendal Park NR or the footpath, no other permission is given, so the seafood wagon is legally not allowed to be there.

The Smugglers Den are aware that they do not have Right of Access to their property for vehicles etc. that's why permission is given annually for one car and only since the public footpath was permitted they are legally allowed to walk to their property from Ferry Road – their Right of Access is via another route.

The Cottage owner owns the land from Ferry Road to the Smugglers Den and Rochford District Council who are owners of Kendal Park Nature Reserve and the Original Gun Cottage has right of way across the Cottage's land and Smugglers Den into Kendal Park NR.

With this information; which can be verified by the owners of the cottage and Solicitor documentation provided, the Seafood Wagon needs to be asked to be removed immediately.

Setting this aside I have received a large number of complaints from the public with concerns with the position of the wagon and Covid distancing rules as this cannot be adhered too for those rightly using the public footpath and those purchasing from the Wagon.

Park Nature Reserve –

20/00438/FUL – 284 Ferry Road, Hullbridge, SS5 6ND - Extension and refurbishment of the existing building, remodeling and extension to the car park, revised terrace and new pedestrian access and associated infrastructure following the demolition of the existing extensions. **HPC object as the extension is completely out of character with the main building in such a prominent position on the riverfront. In particular, the series of steeply pitched roofs at right angles to and of a different style to the roof of the main building and also the cladding. To be reported to the Development Committee on 27th August 2020 7.30pm.**

20/00470/FUL - 6 Creek View Avenue Hullbridge SS5 6LU. Demolition of existing conservatory & construct single storey rear extension with flat roof and balcony over. **HPC no objection as the extended rear balcony appears merely to match the adjoining property. PERMITTED**

20/00351/FUL - Brandy Hole Moorings Kingsmans Farm Road Hullbridge SS5 6QB. Single storey side extension to dwelling and extend garden curtilage. **HPC No Objection (delegation May/June 2020) PERMITTED**

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)

20/00310/FUL – 16 Cedar Drive, Hullbridge, SS5 6JE. Proposed Front Dormer window. Hullbridge Parish Council Objects to the below planning proposal as it is detrimental to the street scene; this property is one of a group of semi-detached bungalows with no front dormers of any type. **PERMITTED**

20/00299/FUL – 56 Hillcrest Avenue Hullbridge SS5 6HE. Proposed pitched roof and flat roof dormers. HPC – No Objection. **PERMITTED**

20/00282/FUL – 41 Cedar Drive Hullbridge SS5 6JE. Loft conversion incorporating front & rear dormers (April2020_DEL) HPC – No Objection. **PERMITTED.**

20/00267/FUL – 66 Abbey Road, Hullbridge. Erect 2 front Dormer Windows.(April 2020/DEL). (April 2020-DEL). HPC – No Objection **PERMITTED.**

20/00211/FUL - 109 Ferry Road Hullbridge SS5 6EL. First floor rear extension and front roof extensions (revised proposal). (APRIL2020/DEL) HPC – No Objection **PERMITTED.**

20/00140/FUL – 50 Thorpedene Avenue, Hullbridge, SS5 6JA. Single Storey front extension. HPC – No Objection. **PERMITTED**

20/00112/FUL – Long View, The Esplanade, Hullbridge, SS5 6LX. Construction of new replacement boat shed, replacement of existing pavings and decking and repairs to existing steps. HPC – No Objection. **PERMITTED**

20/00084/FUL – 17 Keswick Avenue, Hullbridge SS5 6JL. Remove existing garage and construct single storey rear/side extension with roof lantern. **(PLC No objection) PERMITTED**

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. PENDING.**

19/01185/FUL – 66 Lower Road Hullbridge SS5 6DF . Demolish existing building and construct two storey building comprising 3 no two bed roomed and 4 no one bed roomed (7 flats) with new access onto Lower Road and off Kingsway **(PLC object – Design and location inappropriate, over development of site. Additional number of vehicles onto the roundabout/zebra crossing would become a hazard, access is a private road , insufficient parking spaces, detrimental to the street scene, lack of amenity space. January 2020) PERMITTED**

19/00641/ADV - Co-Operative Group Food Ltd, 1-9 Ferry Road, Hullbridge.

Install one internally illuminated fascia and one internally illuminated projecting box sign. Install two internally illuminated Co-Op logos.

Install one set of non-illuminated 'WELCOME TO' text. Install 19 non-illuminated grey aluminium panels.

Install eight non illuminated flat wall mounted aluminium panels.

Install one non illuminated flat post mounted aluminium panel. single post. s/s.

Install two non-illuminated flat post mounted aluminium panels. twin posts. back to back (Expires 04.09.2019). Hullbridge Parish Council has no objection. **HPC No objection.**

GRANT ADVERTISEMENT CONSENT.

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**

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.

18/01051/DOC – 115-117 First Floor, Ferry Road, Hullbridge. Discharge of conditions 2 and 3 of approved application 18/00785/FUL: Change use first floor to dance studio (D2). **PERMITTED**

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 PENDING

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