

HULLBRIDGE PARISH COUNCIL

PLANNING - April 2019

Applications to be considered by Planning Committee on 24th April 2019

19/00259/FUL – 16 Ferry Road, Hullbridge. Single Storey flat roof rear extension with roof lights. (PLC April 19)

Applications considered by Delegation

APPEAL: 17/01037/FUL– 66 Lower Road, Hullbridge, SS5 6DF (Appeal reference APP/B1550/W/18/3216479)– Demolish existing building and construct three storey building comprising 2 no one bed roomed and 6 no two bed roomed flats with parking and additional access to front. (Delegation 02.04.2019) **Hullbridge Parish Council objects:**

Design and location inappropriate

- Additional number of vehicles onto roundabout***
- Zebra crossing would become a hazard***
- It is a Private Road***
- Insufficient parking spaces***
- Detrimental to street scene as 3 storey as not in keeping with surrounding properties***
- Lack of amenity space.***

19/00204/FUL – 52 Burnham Road, Hullbridge, SS5 6BQ. Loft conversion with front and rear dormers. (Delegation 02.04.2019 as response expires 11.04.2019). **Hullbridge Parish Council objects as the Flat Roof Dormers are against Rochford District Council Policy.**

Applications considered by Full Council on 15th April 2019

19/00228/FUL – 77 The Drive, Hullbridge, SS5 6LZ. Proposed replacement outbuilding for ancillary living use. **Hullbridge Parish Council objects to the proposal for a replacement outbuilding to be used for ancillary living as we feel this is back yard development and due to the rear lane this could be in the future be sold as a separate dwelling.**

If this application is approved then this should supersede the Lawful Development Certificate for the mobile dwelling.

19/00131/FUL – 151 Lower Road Hullbridge SS5 6BH. Proposed single storey rear extension to existing dwelling and two storey side extension to subdivide plot and form new dwelling. Form new vehicle crossover to Hilltop Avenue. **Hullbridge Parish Council objects as it is over development of the site, leaves minimal private amenity space to the rear due to the proposed two parking spaces and the proposed development also goes to the boundary line on Hilltop Avenue.**

UPDATE

18/01135/LDC – Land Junction Blountswood Road, Lower Road, Hullbridge. Application for a Lawful Development Certificate for existing siting of a mobile home and Market Garden, animals. Grant Lawful Development Certificate.

18/01181/FUL – Bradmore, Burlington Gardens, Hullbridge. Construction of a menage with pole mounted lights, access track and new stable block and extend existing stable block, in connection with equestrian business. (expires 03.04.2019 PLC March 2019). **HPC No objection.**

APPEAL: 18/00723/FUL (Appeal ref: APP/B1550/W/19/3222222) – 56 Lower Road, Hullbridge. Remove existing truck body and summer house and construct pitched roofed building for use as a domestic shed. (PLC March 2019) **HPC – Object as this is greenbelt.**

19/00046/FUL – 3 Abbey Road, Hullbridge. Construct 2 no. flat roofed front Dormers incorporating carport beneath and pitched roofed front porch.(Expires 27.02.2019) **Hullbridge Parish Council objects to this planning application as the flat roof front dormers and front extension are detrimental to the street scene (Delegation 20.02.2019) PENDING.**

19/00070/FUL – 30 Central Avenue, Hullbridge. Construct front porch with a hipped roof over. Construct Flat roofed front dormer. (Expires 27.02.2019) **Hullbridge Parish Council objects to this planning application as the flat roof front dormer is detrimental to the street scene (Delegation 20.02.2019) PERMITTED**

18/01149/FUL – 175 Ferry Road, Hullbridge, SS5 6JH. Proposed first floor front extension, new ground floor canopy and rear passenger lift. Expires 30.01.2019 **(No Objection 22.01.2019 Delegation) PENDING**

18/01161/FUL – 54 Hillcrest Avenue, Hullbridge, SS5 6HE. Loft conversion, dormers to front and rear elevation. Expires 29.01.2019 **(No Objection 22.01.2019 Delegation) PERMITTED**

19/00061/FUL - 67 Keswick Avenue Hullbridge SS5 6JP. Single storey rear and side extension (Expires 25.02.2019).(HPC – No objection Feb 2019) **PENDING**

19/00056/ADV - Land between Windermere Avenue and Lower Road Malyons Lane Hullbridge Essex. One non-illuminated goal post type sign and two non-illuminated flag type signs. (Expires 26.02.2019) (HPC – No objection Feb 2019) **PENDING**

18/01180/FUL – 68 Keswick Avenue, Hullbridge, SS5 6JW. Single Storey rear extension. (Expires 31.01.2019) **(PLC No Objection. Jan 2019) PERMITTED**

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).

18/01021/FUL- Hullbridge Yacht Club, Pooles Lane, Hullbridge - Proposal to remove the existing storage units in order to create a new tractor store, mast store, Bosun store and workshop with ancillary toilets. (HPC Jan 2019) **No Objection. PENDING**

18/01139/FUL - 9 High Elms Road Hullbridge SS5 6HB - First floor extension to bungalow to form house. (HPC Jan 2019) **No Objection but observe that it would be a shame to lose another bungalow. Concerns with 45 degree rule. Proposal is close to the boundary, concerned if the carport could be later used as a balcony. 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.

18/00512/FUL Land between Windermere Avenue and Lower Road Malyons Lane, Hullbridge. Application for removal of Conditions no.34 (Water Efficiency) and 35 (Energy Efficiency) of approved application ref: 14/00813/OUT. (HPC June) **PENDING OBJECT** – Although nationally these have been withdrawn we think that there is no reason why Rochford District Council should withdraw it from the District Plan.

18/00311/FUL The Bush, Wellington Avenue, Hullbridge, SS5 6DT – Retain existing outbuilding and use part of building as an annexe. Expires 9th May 2018. HPC – Object as this is in greenbelt so additional separate accommodation should not be allowed. PENDING (DEL - May 2018)

18/00285/FUL Shangrila Caravan Site, East Kingsmans Farm Road, Hullbridge – Proposed use of land as a static caravan park for the siting of up to 29 static caravans (on a year round basis and for residential use for persons aged over 50 years). Expires 14th May 2018. HPC – Object as this location is not suitable for year round residential use. The moving of the occupied area away from Kingsmans Farm Road also increases the visual and environmental impact by separating it from existing developments. PERMITTED (DEL - May 2018)

15/00594/FUL – Riverrun, 21 Kingsman’s Farm Road, Hullbridge, Essex. Construct Mooring Pontoon with Access Platform. . HPC- No Objection (Sept 2015) APPLICATION WITHDRAWN

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

17/00043/FUL – Holiday huts at Brandy Hole, Kingsman Farm Road, Hullbridge – Removal of existing chalets and hardstanding bases and provision of new hardstanding bases for caravans. **(Jan 2017) HPC No objection but observations: following observations:**

- **No clarification of the type of caravan and whether they will be static and/or Touring, although the size of hardstanding seems to imply it is for static units.**
- **Concern with access to site if Touring Units.**
- **Condition should be applied that the site cannot be changed to Residential and that it remains for holiday purposes only, especially as open for 11.5 months of the year **PERMITTED.****

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) Proposal: Continuation of the development of a coastal nature reserve without compliance with: Conditions 2 (Submitted details), 26 (Maintenance of Rights of Way and permissive routes), 38 (Completion by 31 December 2025), 39 (Removal of construction equipment by 31 December 2025) and 40 (Importation of waste via River Crouch only), AND without compliance with Conditions 4, 5, 6, 7, 9, 12, 13, 15, 16, 18, 19, 22, 23, 24, 25, 27, 28, 29, 30, 34, 35, 36 and 41 attached to planning permission ref ESS/44/14/ROC, TO ALLOW modifications to the landform design within Cells 2, 3 and 4 (negating the need to import waste material and no further breaching of sea walls) and to bring forward the proposed date for completion to 2022, TOGETHER WITH the redesign and extension of the parking area, addition of access ramps to the northerly sea wall in Cell 5, the use of the material handling area for storage of dismantled infrastructure and associated works at Wallasea Island Wild Coast Project, Creeksea Ferry Road, Wallasea Island, SS4 2HD

Location: Wallasea Island Wild Coast Project, Creeksea Ferry Road, WALLASEA ISLAND, SS4 2HD

Application No: ESS/13/17/ROC

Further to my letter of 16-Feb-2017, I write to inform you that revised/additional information has been submitted in relation to the above application and this can be viewed at www.essex.gov.uk/viewplanning. To search for the application please use the full application number as detailed above. **ECC. (May 2017) HPC No comment**