

HULLBRIDGE PARISH COUNCIL

PLANNING - February 2018

Delegation

17/01037/FUL 66 Lower road, Hullbridge. 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.

We object to this application due to the following reasons:

- Design and Location is inappropriate
- Additional number of vehicles onto the roundabout
- Zebra crossing would become a hazard
- It is adjacent to a private road
- Insufficient parking spaces
- Detrimental to the street scene as it is 3 storey and not in keeping with surrounding buildings
- Lack of Amenity Space

17/01019/FUL – Land opposite 100 Windermere Avenue, Hullbridge. Construct 6no. 4-bed Houses to Front and Form Access Road to 2no. 4-bed Chalets and 2no. 4-bed Bungalows With Garages and Parking (10 Dwellings in Total).

- **We do not object** to this application but would like to comment that the rear proposed properties are built right up to the boundary, this could raise issues with the proposed Malyons Farm Development which will be directly behind. The properties are adjacent to an unmade road.

Update:

17/01188/FUL – 56 Lower Road, Hullbridge SS5 6DF – Erection of pitched roofed storage shed. ***HPC We feel that there is not a planning reason to object to this application but we are concerned that the applicant might try to use access from Cranleigh Gardens and that is remains for domestic use only.*** REFUSED (Greenbelt)

17/01190/FUL – Land rear of 145 to 149 Ferry Road, Hullbridge – Construct two one bed roomed bungalows with associated parking. ***HPC We object to Planning application 17/01190/FUL, 145-149 Ferry road on the following grounds:***

- 1) Back land development which is contrary to policy.***
- 2) Restricted access for emergency vehicles.***
- 3) Additional movement's provides increased hazards for residents and with it, close proximity to the footpath is hazardous to pedestrians.***
- 4) It removes amenity space to the existing residents of 145 Ferry Road***

We also like to comment that there are flooding issues at the rear and mature trees will have to be removed. PENDING

17/01234/LDC – 20 Kingsmans Farm Road, Hullbridge SS5 6QB – Application for a certificate of lawfulness for continued use of converted boat house as self-contained dwelling. PENDING. (Jan 2018)

- ***HPC Object as a separate additional residence should not be allowed as policy is for 1 for 1 basis. It is on greenbelt and it's a coastal protected area.***
- ***Due to the personal situation of the occupant we feel that a condition could be put on to state that the current occupant can remain only.***

17/01046/FUL – 31 Abbey Road, Hullbridge Essex – Extend existing flat roof rear dormer.

HPC OBJECT. Excessively large flat roof rear dormer is detrimental to the street scene of Monksford Drive. (Jan 2018) PERMITTED

17/01132/FUL – 305-307 Ferry Road, Hullbridge Essex – Construct oak framed single storey link extension between main dwelling and workshop. *HPC objects due to inappropriate extension of a listed building of this type and period (Jan 2018). PENDING*

17/01123/LBC – 305-307 Ferry Road, Hullbridge Essex – Construct oak framed single storey link extension between main dwelling and workshop. *HPC objects due to inappropriate extension of a listed building of this type and period. PENDING (Jan 2018)*

17/01149/FUL – 187 Ferry Road, Hullbridge Essex – Construct vehicle crossing and hardstanding to front. *HPC No objection. (Jan 2018). PERMITTED.*

17/01176/FUL – 289 Ferry Road, Hullbridge Essex – Demolish outbuilding and construct two bedroomed bungalow on land to rear. *Hullbridge Parish Council objects to planning application 17/001176/FUL as the back garden development with no separate access contrary to policy. Removes the amenity space and parking from the approved development of 289 Ferry Road (17/00228/FUL) making the development no longer in compliance. PENDING (Jan 2018)*

15/00244/FUL – Halcyon Park Pooles Lane Hullbridge Essex – Construct Additional Access To Serve Holiday Park Onto Kingsman Farm Road **PERMITTED (Dec 2017)**

17/01054/FUL– Cariads, 9 Kingsmans Farm Road, Hullbridge, SS5 6QB – Residential Pontoon. (Expires 01.12.2017) **PENDING Dec 2017**

17/01109/FUL– 5 West Avenue, Hullbridge, SS5 6JU – First Floor Front and Side Extension, Change Flat Roof to Pitched on Remaining Extension with Alterations to Windows at Front (Expires 06.12.2017) **PERMITTED Dec 2017**

17/01037/FUL– 66 Lower Road, Hullbridge, SS5 6DF – 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. PENDING (Nov 2017) HPC 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.**

17/01017/LDC– 56 Lower Road, Hullbridge, SS5 6DF – Application for a Lawful Development Certificate for proposed outbuilding. Refuse lawful development certificate. (Nov 2017)

HPC OBJECTS:

- **Due to the usage being absent**
- **Inappropriate as a development as on green belt.**

17/00922/FUL – 3 Abbey Close, Hullbridge, SS5 6DL – Construct Part single storey, part two storey side extension. PERMITTED. HPC: No Objection. (Nov 2017)

17/00750/FUL - Brandy Hole Yacht Club Kingsmans Farm Road Hullbridge SS5 6QB - Demolition of Existing Holiday Home Caravans and Erect 14no. 2 bedroom Raised Dwellings (Expires 31/08/2017). Cllr East objects due to: new dwellings much larger than older ones, closer to the sea wall on opposite side of the property compared to than older chalets. Old chalets not visible from riverside from sea wall and year round occupancy will cause disturbance to over wintering wild fowl in the adjacent SSI. Waiting on Cllr Smith's response before submitting objection to planning. Also this is on greenbelt and on coastal protection zone. (Sept 2017) PENDING.

ENF/16/00138/COU_C – 9 The Drive, Hullbridge – Appeal against enforcement. PENDING. Original ref: APP/B1550/C/17/3167545. HPC objects and fully supports Rochford District Council's reasons for refused planning permission. Appeal dismissed, case closed. (Jan 2018)

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**

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**

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.

17/00344/LDC - Shire Cottage Willow Pond Farm Lower Road Hockley SS5 5NL –

Application for a Lawful Development Certificate for Existing Use of building for residential. **(May 2017). HPC OBJECT – Green belt. A replacement dwelling has been built so the original dwelling should be knocked down. Lawful Development Certificate granted. (Jan 2018)**

ENF/15/00058/BLDG_C, Appeal Ref: APP/B1550/C/16/3150839. 14 Pevensey Gardens (Original application 15/00892/FUL). Appeal against enforcement notice: Without planning permission, the material change of use of an outbuilding within the curtilage of the land from a games room ancillary to the original dwelling house to residential use resulting in the creation of a separate planning unit, through the conversion of the games room into a single storey two (2) bedroomed independent living space and subsequent extension thereto comprising the erection of three (3) further rooms also used for residential purposes (shown cross hatched on the attached plan labelled B). ***HPC OBJECTS – Habitable on greenbelt. Update 04.10.16 – Enforcement notice and refused planning application have been appealed. The appeals are currently pending, awaiting a decision. Appeal dismissed and will be monitored to ensure the Notice served has been fully complied with (Jan 2018)***

15/00594/FUL – Riverrun, 21 Kingsmans Farm Road, Hullbridge, Essex. PENDING Construct Mooring Pontoon with Access Platform. . ***HPC- No Objection (Sept 2015)***

15/00273/FUL – Shangrila Caravan Site, East Kingsman Farm Road, Hullbridge PENDING Use of Land as a static caravan park on a year round basis. ***HPC – No Objection (June 2015) PENDING***