

# HULLBRIDGE PARISH COUNCIL

## PLANNING - July 2019

### Applications to be considered by Planning Committee on 24<sup>th</sup> July 2019

**19/00560/FUL – 41 Keswick Avenue, Hullbridge, SS5 6JL.** Part ground and part first floor front, side and rear extension.

**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.**

### Notice

**Pooles Lane car park** - 6m Hedgerow removal of car park perimeter on the corner of Pooles Lane and Ferry Road due to Anglian Water Works.

### Applications considered by Full Council on 8<sup>th</sup> July 2019

**19/00519/FUL – 11 Queens Anne Grove, Hullbridge, SS5 6DS.** Construct single story rear extension. Hullbridge Parish Council - **Object as in Greenbelt and the extension exceeds the 25% limit.**

**19/00533/FUL – 164 Lower Road, Hullbridge, SS5 6BJ.** Proposed front porch extension. **Hullbridge Parish Council has No objection.**

### Applications considered by Delegation 27<sup>th</sup> June 2019

**19/00521/FUL – 15 Padgetts Way, Hullbridge, SS5 6LR.** Proposed front and rear extensions with internal alterations and the remodel of the existing dormers. (DEL) June 2019). ***Hullbridge Parish Council has no objection, although we feel the front extension appears close to the highway. PENDING***

**19/00450/FUL – 31 Lower Road, Hullbridge, SS5 6DE.** Single storey rear extension and remove bay window and insert bi fold doors. (DEL June 2019) ***Hullbridge Parish Council has no objections. PENDING***

**19/00455/FUI – Land between Windermere Avenue and Lower Road, Malyons Lane, Hullbridge.** Temporary installation of a sales area including the construction of bespoke sales pod and 10 car parking spaces. (DEL June 2019). ***Hullbridge Parish Council has no objections however, we feel both the size is excessive and the design aspect is not fitting with the new build and the existing properties. PENDING.***

### UPDATE

**19/00359/FUL – 9 Abbey Close, Hullbridge SS5 6DL.** Retrospective application for outbuilding for use as hobbyroom/workshop. ***HPC Object – large buildings and the height is excessive for the location. PENDING***

**19/00408/ful – 4 Harrison Gardens, Hullbridge.** Convert garage to habitable room, part side and rear single storey extension and rear dormer extension. ***HPC Object – As extension will result with minimal amenity space as the dwelling has already been extended. PERMITTED***

**19/00416/FUL – 264 Lower Road, Hullbridge.** Proposed single storey rear extension, first floor side extension, loft conversion with front and rear dormers. **HPC Object – At least 1m space separation is required to the adjacent property and this is not evident. PENDING.**

**19/00332/FUL – 10 Kingsmans Farm Road, Hullbridge.** Construct a residential pontoon. (PLC May 2019) **Hullbridge Parish Council has no objection but express concern with the length of the extension at this location and the effect on water traffic. PENDING.**

**19/00309/FUL – Greenfields, Rosilian Drive, Hullbridge.** Replace existing outbuilding with garage, construct three deck areas to existing house. (PLC May 2019). **Hullbridge Parish Council object to this planning application. There have been numerous previous applications extending the footprint which became the integral part of the property, so we are concerned that 3 additional deck areas with solid steps going down into the greenbelt which then results in an increased dwelling footprint. PERMITTED**

**APP/B1550/W/19/3224438 (18/00418/FUL) – Site of 289 Ferry Road, Hullbridge.** Demolish existing detached outbuilding construct single storey two bed dwelling. (PLC May 2019). **Hullbridge Parish Council objects to Planning Appeal relating to planning application (18/00418/FUL)/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**  
**There is also a large active badger set at the rear boundary of the property as the plot backs onto Kendal Park Nature Reserve, we understand that this proposal would be within the permitted area that is required to be left as garden amenity space. PENDING.**

**19/00302/FUL – 143 Lower Road, Hullbridge SS5 6BH.** Single Storey Side Extension. **Hullbridge Parish Council has no objection however would like a condition that this is purely accommodation for members of the household/staff and not to be rented separately. PERMITTED**

**19/00041/ful – Miranda, The Esplanade, Hullbridge, SS5 6LX.** Demolish Bungalow, subdivide plot and construct 2 No. three bedroomed houses.(Delegation as expires 08.05.2019). **Hullbridge Parish Council has no objection. PENDING**

**19/00227/FUL – 66 Lower Road, Hullbridge, SS5 6DF.** Demolish existing building and construct three storey building comprising 3 no. one bedroomed and 5 no. two bedroomed flats with parking and access to front and rear. (DEL May 2019) **REFUSED**  
**Hullbridge Parish Council object due to:**

***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.***

**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 bedroomed and 6 no two bedroomed flats with parking and additional access to front. (Delegation 02.04.2019) REFUSED**

**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.***

**19/00228/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.*** PENDING

**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.*** PENDING

**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.*** PENDING

**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**

**18/01051/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).

**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**