

HULLBRIDGE PARISH COUNCIL

PLANNING - June 2019

Applications to be considered by Planning Committee on 26th 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. (PLC June 2019)

19/00450/FUL – 31 Lower Road, Hullbridge, SS5 6DE. Single storey rear extension and remove bay window and insert bi fold doors. (PLC June 2019)

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. (PLC June 2019)

Applications considered by Full Council on 10th June 2019

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.*** PENDING

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.

18/01021/FUL – Hullbridge Yacht Club, Pooles Lane, Hullbridge. Proposal to remove the existing storage units in order to create mast store, Bosun store and workshop with ancillary toilets. ***HPC – no objection.*** PENDING.

Applications considered by Delegation

19/00384/FUL – Clovelly, Pooles Lane, Hullbridge. Single Storey Rear Extension. (HPC no objection – Del May 2019)

19/00337/FUL – 48 Windermere Avenue, Hullbridge. Proposed single storey front extension (porch) and single storey rear extension, with roof lantern. (HPC no objection – Del May 2019)

19/00368/FUL – 21 Crouch Avenue, Hullbridge. Single storey rear and side extension with roof lantern. (HPC no objection – Del May 2019)

UPDATE

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.*** PENDING.

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.***

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

19/00227/FUL – 66 Lower Road, Hullbridge, SS5 6DF. Demolish existing building and construct three storey building comprising 3 no. one bed roomed and 5 no. two bed roomed flats with parking and access to front and rear. (DEL May 2019) **PENDING.**
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 bed roomed and 6 no two bed roomed flats with parking and additional access to front. (Delegation 02.04.2019) PENDING. *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

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.*** PERMITTED.

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).

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**

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

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**