

HULLBRIDGE PARISH COUNCIL

PLANNING - September 2019

Applications to be considered by Planning Committee on 25th September 2019

19/00749/FUL – 109 Ferry Road, Hullbridge, SS5 6EL. 1st floor rear extension alterations to rear dormers and front roof extensions creating front dormers.

19/00782/FUL – 41 Keswick Avenue, Hullbridge, SS5 6JL. Ground and first floor, Side and rear extension.

Applications considered by Full Council on 9th September 2019

19/00725/FUL – 21 Elm Grove, Hullbridge, SS5 6ER. Single storey rear extension. HPC No objection. PENDING

19/00664/FUL – 10 Monksford Drive, Hullbridge, SS5 6DQ. Two story side extension. HPC No objection. PENDING

Applications considered by Delegation

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. **PENDING. HPC No objection.**

19/00591/FUL – Co-Operative Group Food Ltd, 1-9 Ferry Road, Hullbridge. External alterations including alterations to shopfront, together with the installation of external plant, cycle parking, and provision of external collection lockers. (Delegation expires 23.08.19) Hullbridge Parish Council has no objection. **HPC No objection. PENDING.**

19/00601/FUL – 3 Abbey Road, Hullbridge, SS5 6DG

First floor rear extension with extended rear dormers and new twin pitched roofs over remaining flat roof. (Delegation expires 20.08.2019) Hullbridge Parish Council has no objection. **HPC No objection. PENDING.**

UPDATE

19/00560/FUL – 41 Keswick Avenue, Hullbridge, SS5 6JL. Part ground and part first floor front, side and rear extension. **Hullbridge Parish Council has no objection, but concerned with the 45o (degree) rule that the extension would exceed this. REFUSED.**

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.

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.

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. July 2019 REFUSED**

19/00533/FUL – 164 Lower Road, Hullbridge, SS5 6BJ. Proposed front porch extension. Hullbridge Parish Council has **No objection. July 2019. PERMITTED**

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. July 2019 PERMITTED***

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. PERMITTED***

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. PERMITTED***

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. 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. REFUSED.***

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.

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.

APPEAL DISMISSED.

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

19/00228/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. REFUSED

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.*** APPLICATION WITHDRAWN

APPEAL: 18/00723/FUL (Appeal ref: APP/B1550/W/19/322222) – 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.*** APPEAL DISMISSED

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

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