

# HULLBRIDGE PARISH COUNCIL

PLANNING - September 2018

## Applications to be considered by Planning Committee on 26<sup>th</sup> September 2018

### **18/00656/FUL 151 Lower Road, Hullbridge**

Proposed single storey rear extension to existing dwelling and proposed sub-division of the site with single storey side extension to form 1-bed flat. New crossover to from vehicular access off Hilltop Avenue.

### **18/00785/FUL First Floor 115-117 Ferry Road, Hullbridge** Change Use First Floor to Dance Studio (D2)

**18/00640/FUL 20 Oakleigh Avenue, Hullbridge, SS5 6EJ** Proposed first floor side extension and single storey side extension. Expires 31<sup>st</sup> August 2018.

**18/00675/FUL 32 Elm Grove, Hullbridge, SS5 6ER** Single storey rear extension, rear extension to existing roof accommodation with new Juliet balcony, and front facade improvements. Expires 31<sup>st</sup> August 2018.

**18/00689/FUL 3 Abbey Road, Hullbridge, SS5 6DG** Proposed flat roof dormers incorporating carport beneath, pitched roof front porch and extend existing rear dormer and create double pitched roof over existing rear extension. Expires 4<sup>th</sup> September 2018.

**18/00723/FUL 56 Lower Road, Hullbridge, SS5 6DF** Remove existing truck body and summer house and construct pitched roofed building for use as a domestic shed.

## Applications to be considered by Full Council on 8<sup>th</sup> October 2018

### UPDATE:

**APP/B1550/D/18/3209186** – 30 Central Avenue, Hullbridge, SS5 6AT.

Proposed loft conversion with flat roof dormers to front and rear elevations. Proposed front porch with hipped roof over. Planning application 18/00517/FUL

**18/00381/IDAFP – Riverside Primary School** – To provide a new flat roof covering which include the installation of Insulation over the existing roof areas to improve the thermal efficiency of existing school building. **APPROVED.**

**APP/B1550/W/17/3174424 (application ref 15/00448/FUL - July 2015).** Land adj Woodville, Hullbridge Road, Rayleigh, Essex, SS6 9QS. Planning permission is granted for a temporary period for the mixed use of land for the stationing of caravans for residential purposes and keeping of horses, together with the formation of hardstanding and utility/dayroom in accordance with the terms of the application ref 15/00448/FUL dated 2 July 2015 and subject to the conditions set out in the schedule. **Appeal allowed**

**APP/B1550/C/16/3162651** – The pumping station, Watery Lane, Rawreth, Essex, SS118TN. **Appeal allowed** against enforcement notice on 18<sup>th</sup> Oct 2016 by Rochford District Council for breach of planning control without planning permission, the change of use of the land from open land with a single storey brick built building (formerly a water pumping station) to land used as a Gypsy and Traveller site including the stationing of caravans for the purposes of residential occupation and use of the redundant pumping station building for a domestic use in association with the residential use of the site.

**APP/B1550/C/17/3169878 & 3169879** - The pumping station, Watery Lane, Rawreth, Essex, SS118TN. **Appeal allowed** against refusal of planning permission issued by Rochford District Council on 25<sup>th</sup> January 2017 for breach of planning control without planning permission, the laying of road scalping and aggregate to form hard standing areas within the site and the erection of wooden outbuildings and structures in association with the residential use of the site as a Gypsy and Travellers site.

**APP/B1550/W/16/316249** - The pumping station, Watery Lane, Rawreth, Essex, SS118TN. **Appeal allowed** against planning refusal (application ref: 16/00558/COU dated 1 June 2016) issued by Rochford District Council on 14<sup>th</sup> October 2016 for use of land for stationing caravans for the purpose of human habitation.

**18/00607/FUL 44 Hilltop Avenue, Hullbridge, SS5 6BN** First floor pitched roofed rear and side extension. (DEL Aug 2018) Expires 21 Aug 2018. **HPC no objections subject to the conditions of 09/00146/ful being applied.**

**18/00645/FUL 169 Lower Road, Hullbridge, SS5 6BD** Single Storey Rear Extension with Roof Lights, Raise Roof of Garage and Convert to Habitable Accommodation. (DEL Aug 2018) Expires 21 Aug 2018. **HPC No Objection**

**18/00493/FUL 9 Malyons Lane, Hullbridge, SS56EN** Construction of a purpose built cattery with reception building attached. (PLC July 2018). **HPC OBJECT – overdevelopment of site, inappropriate location for type of commercial business, especially due to proximity of neighbouring properties. Concerns with parking and access, especially being on the junction of Elm Grove, having an open driveway with neighbouring property and with Malyons Lane being the second access road into the proposed Malyons Farm Development. Health and safety concerns – inadequate details of the storage of food, chemicals and hazardous waste and it's disposal, also vermin control. Impact the proposal will have to the quality of life to the residents of the neighbouring properties, noise and potential health risks. Uncertainty of how many cats will be residing as the information provided changes from 20 to 30. APPLICATION WITHDRAWN**

**18/00590/FUL 40 Windermere Avenue, Hullbridge, SS56JR** Ground Floor rear and front/side extension with associated alterations. (PLC July 2018). **HPC does not have observations and we do not object to the proposal. PERMITTED.**

**18/00501/FUL Land rear of 49 Ambleside Gardens, Harrison Gardens, Hullbridge,** Construct two bedroom chalet bungalow. (HPC June 2018). **No objection subject to the minimum required amenity space is provided. PENDING**

**18/00407/FUL 32 South Avenue, Hullbridge, SS5 6HA** Carport to Side (PLC June 2018) **PERMITTED. No Objection**

**18/00453/FUL 112 Burnham Road, Hullbridge, SS5 6HQ** Single storey front extension and extend existing front dormer. (PLC June 2018) **PERMITTED. No Objection**

**18/00431/FUL Greenfields, Rosilian Drive, Hullbridge, SS5 5LS** Single Storey Side Extension, Extend and Increase Height of Existing Roof to Form Gable Ends, Infill Front Front Gable Roof Projection, Insert Roof Lights and Conversion of Annex to Double Garage. (PLC June 2018) **PERMITTED.**

**Object** as Members believe that this is excessive development in Green Belt. We also observe that if it is agreed that the main building is allowed to retain the current floor space the annex should be removed, there is also no reason for roof lights.

**18/00517/FUL 30 Central Avenue, Hullbridge, SS5 6AT** Proposed loft conversion with flat roof dormers to front and rear elevations. Proposed front porch with hipped roof over. (PLC June 2018) **REFUSED.**

**Object** as Members think that this is an overdevelopment from the original size of the building and it is inappropriate development in the Green Belt. We also object to the flat roof dormers as this is against RDC Policy.

**18/00422/FUL 8 Ashdene Close, Hullbridge, SS5 6JD** Single Storey rear extension and two storey side extension. (HPC June) **PENDING**

**OBJECT** as there isn't any separation at the front of the building and the proposal is up to the boundary without the required separation distance of 1 metre.

**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.

**18/00435/FUL 67 Keswick Avenue, Hullbridge, SS5 6JP.** Single storey rear extension with roof lantern and loft conversion with front and rear flat roof dormers. (HPC June) **PERMITTED.**

**No Objection** as even though it is against District Council Policy the neighbouring property already has flat dormers to the front of the dwelling so we do not object to this proposal.

**18/00378/FUL Land West of the Esplanade, Hullbridge.** Proposed Excavation of clay from borrow pit (upto 2000m<sup>3</sup>) and creation of pond following excavation. (HPC June) **PERMITTED**

**No Objection** – we welcome this proposal.

**18/00439/FUL Site of 289 Ferry Road, Hullbridge.** Variation of condition 2 to application 17/00228/FUL for development of 12 flats approved on 1st August 2017 to vary list of approved plans to include a revised site plan to reflect development the subject of another application for proposed bungalow at rear of the site. (Application no 18/00418/FUL) (HPC June) **PENDING**

**Object** as the original application shows once the rear building is demolished it will be garden amenity space for the flats.

**18/00418/FUL\_Site of 289 Ferry Road, Hullbridge.** Demolish existing detached outbuilding construct single storey two bed dwelling. (HPC June) **PENDING**  
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  
There is also a large active badger sett 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.

**18/00415/FUL 20 Keswick Avenue, Hullbridge, SS5 6JN –** Loft Conversion with Front & Rear Dormers. (PLC - May 2018). No objection but note that although adjoining properties has dormers and this is what is proposed, it is against RDC policy.  
**PERMITTED.**

**18/00404/FUL 18 Harrison Gardens, Hullbridge, SS5 6JX –** Covert Garage to habitable room and first floor extension to existing dormer. (PLC-MAY 2018). No objection. **PERMITTED**

**18/00224/FUL Riverside, Kingsmans Farm Road, Hullbridge, SS5 6QB –** Construct new garage with office above and extend 1<sup>st</sup> floor kitchen and balcony to rear and new roof lantern to porch. Expires 8<sup>th</sup> May 2018. **HPC – As this is in greenbelt, it needs to be determined whether this proposed extension takes the building over 25% of it's original footprint.** **PENDING (DEL - May 2018)**

**18/00301/FUL Black Swan Cottage, Long Lane, Hullbridge, SS5 6BA –** Proposed single storey side extension with balcony over and new external staircase access. Expires 8<sup>th</sup> May 2018. **HPC – Object as this is in greenbelt and the proposed extension is more than 25% of the original footprint.** **PENDING (DEL - May 2018)**

**18/00311/FUL The Bush, Wellington Avenue, Hullbridge, SS5 6DT –** Retain existing outbuilding and use part of building as an annexe. Expires 9<sup>th</sup> 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 14<sup>th</sup> 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.** **PENDING (DEL - May 2018)**

**18/00135/REM Land Between Windermere Avenue and Lower Road , Malyons Lane, Hullbridge, SS5 6EN.** Application for reserved matters (in respect of layout, scale, design, external appearance, access (save for access points to the site as shown on the approved parameters plan) and landscaping) in relation to the outline application permission 14/00813/OUT at land between Windermere Avenue, Malyons Lane and Lower Road Hullbridge for the development of 500 dwellings together with associated access, car parking, landscaping, open space and related works. (Extra ordinary meeting on 3<sup>rd</sup> May 2018). ***\*Decision to be made 19<sup>th</sup> July 2018\**** **PENDING (extra\_o\_m)Hullbridge Parish Council does not oppose the Reserve Matters for the proposed**

***Malyons Farm Development but do have the following observations:***

- There are only 5 bungalows which are affordable housing. We would like to see additional bungalows for the open market. All Members agreed.
- 3 Storey Apartment Blocks – these should be maximum of 2.5 storey apartment blocks as not in keeping with the current housing design in the village.

Cllrs D. East, E. Smith, fK Ager, D. Gatehouse and D. Borg agreed Cllrs I Kenlin / Jeffery Against.

- Flat roof dormer's – the design of these properties need to be changed as flat roof dormer's are against RDC Policy.

Cllrs I. Kenlin, D. Gatehouse, E. Smith and D East Agreed and Cllrs D Borg, D. Jeffery and fK Ager Against

- Elm Grove – there needs to be additional green buffer curtilage between the rear gardens of Elm Grove and the proposed development.

Cllrs D. Jeffery, I. Kenlin, D Gatehouse, fK Ager, E. Smith, D. Borg agreed and Cllr D East against.

- Additional footpath to extend around the perimeter at the top left corner of the development so the Open Space is used to its fullest potential.
- All Members agreed.

**18/00124/FUL Land between Windermere Avenue and Lower Road, Malyons Lane, Hullbridge, SS5 6EN.** Application for removal of condition no.38 (Bridleway) attached to approved application ref: 14/00813/OUT. **PENDING (extra\_o\_m) HPC Members agreed to object for this condition to be removed.**

**18/00126/FUL Land between Windermere Avenue and Lower Road, Malyons Lane, Hullbridge, SS5 6EN.** Variation of Conditions no.4 (approved plans) and 8 (Roundabout) attached to approved application Ref 14/00813/OUT. **PENDING. (extra\_o\_m) HPC No objection**

**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. **PENDING (Feb 2018)**

**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. **PENDING (Feb 2018)**

**17/01190/FUL – Land rear of 145 to 149 Ferry Road, Hullbridge –** Construct two one bedroomed 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 (Jan 2018)**

**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.**

**17/01037/FUL– 66 Lower Road, Hullbridge, SS5 6DF –** 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. **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.**

**17/00750/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.**



**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) **PENDING. 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](http://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.**

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