

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - November 2023

Planning applications to be considered on 29th November 2023

23/00904/FUL– The Rayeligh Club, Hullbridge Essex SS5

Proposed café hut to supply drinks and snacks for use in connection with the golf club.

UPDATE

23/00880/FUL– 38 Mayfield Avenue, Hullbridge Essex SS5

Two storey side extension and single storey rear extension. *No objection*

23/00865/FUL– 20 Central Avenue, Hullbridge Essex SS5

Proposed single storey flat roof side extension for use as garage. *No objection*

23/00815/FUL– 1 Malyons Lane Hullbridge Essex SS5

Application reference number: 18/00835/FUL date of decision: 17/01/2019. Variation of conditions numbers 2 and 9; this application submits drawings 1330-09s site plan and 1330-13f landscaping plans and asks for them to be substituted for those previously approved.

HPC Object. The loss of green space and trees combined with an excess of block paving and little or no evidence of provision of attenuating measures for water run-off/drainage are contra to RDC and HPC Biodiversity Policies. The previously approved plans need to be adhered to.

23/00790/FUL– 99 Lower Road, Hullbridge Essex SS5

Erection of outbuilding. Decking to cover the whole garden to the front gate.

HPC Object. Over-development of the site, combined with an unacceptable loss of garden space as a result of an excessive volume of decking. HPC - Have concerns 3m Conifers appear to be used instead of fencing which would breach the 2m permitted height. Would also question whether the notation “Salon” means that this building is to be used for business purposes and is therefore a commercial building.

23/00804/FUL– 9 West Avenue, Hullbridge Essex SS5

Erection of a single storey rear extension and conversion of garage to habitable use, involving demolition of existing rear conservatory. *No Objection.*

23/00848/FUL– 66 Lower Road, Hullbridge Essex SS5

Demolish part of existing bungalow and erect a two bedroom single storey dwelling.

HPC Object – HPC agree with Rochford District Council’s previous decision for refusal, noted environmental impact assessment and other documentation had not been submitted as part of the application.

23/00769/FUL– 20A Kingsmans Farm Road Hullbridge Essex SS5 6QB

Variation of condition 3 (Construction Restrictions) to allow works to take place between September and March for application 23/00687/FUL dated 21/09/2022 (Proposed replacement pontoon (resited approximately 3 metres riverward (North) of previous pontoon location) including installation of 2 no. mooring piles (1 new, 1 resited) (Existing access gangway, jetty and upstream pile to remain in-situ and unchanged). **PENDING** *No objection provided the conditions and stipulations laid down by the Crouch Harbour Authority are retained and adhered to.*

23/00764/FUL– 30 Lower Road Hullbridge Essex SS5 6DF

Single Storey side and rear extension with garage. *HPC no objection but we observe that the proposed application will butt up to the boundary line in one area, as does the neighbouring property nr 28. We would suggest that an easement order is considered if not already in place.*

PENDING

23/00780/FUL – 21 Hillcrest Avenue, Hullbridge, Essex SS5 6DB

Increase width of garage to front elevation and new door to rear for access to the garden. Single storey in height. Add new opaque window to north elevation. *HPC no objection.*

PENDING

23/00676/FUL – 38 Mayfield Avenue, Hullbridge, Essex SS5 6JG - 2 storey side extension and single storey rear extension. (Delegated)

PENDING No Objection

23/00552/FUL – 20 Kingsmans Farm Road, Hullbridge. Conversion of garage to habitable use, construction of new 3.5m deep terrace to rear of first floor, installation of new bi-folding doors and window to rear of first floor, alterations to fenestration to front elevation and replacement of existing balustrades to second floor balconies with glazed balustrades.

No Objection.

PENDING

23/00563/FUL – The Rayleigh Club, Hullbridge Road, Hullbridge. Retrospective application for an existing warehouse/workshop used as storage for ride on mowers and equipment. *No objection*

PENDING

23/00530/FUL – 36 Windermere Avenue, Hullbridge. Single storey rear extension and internal alterations to create a live in carer suite. *No objection*

PENDING

To note: Planning Appeal APP/B1550/C/19/3237992 – The Yard, Murrels Lane, Hullbridge.

Appeal against -1. The material change of land and buildings from a general industrial (Class B2) use to a mixed use of general industrial (Class B2) use and the siting of a mobile home and its use for human habitation. 2. The erection of a steel palisade fence and double gates with a barbed and razor wire top trim.

19/00584/FUL – 190 Lower Road, Hullbridge. Outline application for 120 dwellings comprising 23 no.1-bed, 39 no.2-bed, 42 no.3-bed and 16 no. 4-bed dwellings with access and layout on land comprising 190 Lower Road and Land between Central Avenue and Burlington Gardens. **HPC Object.**

PENDING

21/00197/COND_B – Pumping station, Watery Lane, Rawreth. Breach of condition 2 (number of caravans per pitch); condition 8 (erection of fence/walls); condition 9 (visiting caravans not to be static)

20/00213/COND_C – Even Keel, Kingsmans Farm Road, Hullbridge. Obstruction to public footpath 9 – informative (not planning condition) on decision notice requires public right of way to be kept unobstructed all the time – consent granted on application 05/00292/FUL. (DEL December 2020) **PENDING**

20/00215/COND_C – The Boathouse, 18 Kingsmans Farm Road, Hullbridge. Breach of condition 2 of 07/01071/FUL – The public footpath which runs over the whole width of the sea wall shall be kept free of obstruction at all times. REASON: To ensure that the public footpath can be used without hindrance. (DEL December 2020) **PENDING**

20/00216/COND_C – The Crouch, Kingsmans Farm Road, Hullbridge. Breach of condition 5 of 17/00540/FUL – The proposed steps to be used to gain access to the gangway and pontoon shall be temporary, removable and shall not be left in place so as to obstruct the public's use of Footpath 9 Hullbridge. REASON: To ensure that no permanent structures are positioned so as to obstruct the public right of way. (DEL December 2020) **PENDING**

20/00217/COND_C – Browhead, Kingsmans Farm Road, Hullbridge. Breach of condition 5 of 17/00541/FUL – The proposed steps to be used to gain access to the gangway and pontoon shall be temporary, removable and shall not be left in place so as to obstruct the public's use of Footpath 9 Hullbridge. REASON: To ensure that no permanent structures are positioned so as to obstruct the public right of way. (DEL December 2020) **PENDING**

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. **Development Committee cancelled, awaiting update.**
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