

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - September 2023

Planning applications to be considered on 27th September 2023

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).

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

Single Storey side and rear extension with garage.

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.

UPDATE

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

PENDING

23/00640/FUL – 51 Burnham Road Road, Hullbridge. First floor rear extension incorporating French doors and Juliett balcony, two-storey side extension and extend existing front dormer.

Object – Loss of light with location of new roof, potential party wall issues. (Delegated)

PENDING

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

23/00524/FUL – Land rear of 66 Lower Road, Kingsway, Hullbridge, Hullbridge. Demolish part of existing bungalow and erect a two bedroom single storey dwelling.

No Objection to this application BUT would suggest clarification is sought on whether the applicant has received the appropriate permissions from the other residents of Kingsway over right of access off Kingsway as this is a Private Road. We also have concerns over the very small amenity space.

PENDING

23/00463/FUL – 9 West Avenue, Hullbridge. Erection of a single storey rear extension and conversion of garage to habitable use, involving demolition of existing conservatory. *No objection but have concerns for potential loss of light.*

PERMITTED

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.

Breach of planning **23/00115/BLDG_D – 6 Winderemere Avenue, Hullbridge** – Erection of a fence exceeding 1m height adjacent a highway

23/00452/FUL – The Cherries, 22 Alfreda Avenue, Hullbridge. Conversion of loft to habitable use with rear and front dormers including 2 x balconies to the front.

No Objection

PERMITTED

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

23/00210/FUL – Tawny Lodge, Pooles Lane, Hullbridge. Erection of a single storey front extension and first floor side extension with front and rear dormers and the installation of an additional balcony to the rear. **No Objection**

PERMITTED

23/00196/FUL – Mulsanne, Malyons Lane, Hullbridge. Erection of 2 x semi-detached, 3 bed dwellings with associated parking. **No Objection**

PERMITTED

23/00332/FUL – 103 Burnham Road, Hullbridge. Single storey Rear Extension. **No Objection**

PERMITTED

Update – Response to Appeal- APPEAL LPA Ref – 22/00756/LDC. Appeal ref: APP/B1550/X/22/3310296. 5 The Grange, Murrels Lane, Hullbridge. Demolish existing building and construct 3-bed dwellinghouse with new vehicular access, driveway and associated amenity space. ***HPC Appeal response: HPC supports the position of Rochford District Council and their reasons for refusal. Namely; that having regard to the assessment of the limitations and restrictions applicable to development permitted by Class E, it would appear that the proposed development does not constitute "permitted development" under the provisions of Schedule 2 Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) because the outbuilding proposed for use as a garage and games rooms would be disproportionately large and given the existence of another outbuilding at the site, would not satisfy that part of Class E which requires that an outbuilding be required for a purpose incidental to the enjoyment of the dwelling house***

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