

HULLBRIDGE PARISH COUNCIL

PLANNING - November 2020

Applications considered by Delegation October/November 2020

20/00869/FUL – 144 Ferry Road, Hullbridge. Single Storey rear extension with roof lantern. **HPC – No objection. (DEL Oct 2020) PENDING**

UPDATE

20/00768/FUL – 47 Lower Road, Hullbridge. Extension of existing loft conversion incorporating flat roofed front dormer, re-pitch roof on front bay window, construct pitched roofed front porch and conversion of existing integral garage. **HPC OBJECT - object to the flat-roofed front dormer (Full Council) PENDING**

20/00794/FUL – Creekview, The Esplanade, Hullbridge. Construction of new boatshed and extension of existing deck and pontoon. **HPC – No Objection (Full Council) PENDING**

20/00722/FUL - Stables North Of Jakapeni Farm Burlington Gardens Hullbridge. Demolish existing extension and convert stable into one bed dwelling. **HPC Object - object to the conversion of stables to a residential property with a size only suitable for one person in this location in greenbelt as we do not consider it sustainable longterm. PENDING**

20/00741/NMA – Land between Windermere Avenue and Lower Road Malyons Lane, Hullbridge. Application for Non - Material Amendment to layout approved on 16th January 2019 under application Ref: 18/00135/REM for 500 dwellings and to substitute triple garage serving plots 251, 253 and 254 for single garage serving plot 254. **PENDING**

20/00728/FUL – 72 Waxwell Road, Hullbridge. Demolish existing rear conservatory, erect new single storey rear extension and form rooms in roof with front and rear dormers. **HPC NO Objection. PERMITTED**

20/00678/FUL - 172 Ferry Road, Hullbridge, Essex, SS5 6JZ. Construct first floor extension and two storey rear extension (first floor contained within re-roofed roof space), incorporating dormer windows and subdivide resulting building and site to form two three bedroomed chalets. Altered and new fenestration. (Revised proposal). **HPC OBJECT - Concerns about the overlooking of rear gardens to the South and would object for that reason. PENDING**

20/00711/FUL – 38 Ferry Road, Hullbridge.
Two storey front/side extension and wrap around replacement canopy.
Re-roof to create rooms in roof space incorporating raising of ridge height and gambrel roof form. New and altered fenestration including roof lights
HPC No Objection.(DEL SEPT 2020 Expires 10th Sept 2020).REFUSED

20/00332/FUL – Land opposite 92 to 102 Windermere Avenue, Hullbridge. Proposed erection of 17 No. dwellings (11 No. Houses and 1 No. buildings containing 6 No. Flats) with associated access, parking and private amenity space. **PENDING (HPC – Object DEL August 2020). Hullbridge Parish Council objects to the re-consultation for 20/00332/FUL and have the following considerations:**

- 1. 2.5 dwellings are not appropriate in this location, especially as it is the highest level in the area. Barratt David Wilson proposed 2.5 storey dwellings were moved further away from existing properties in response to local opinion.**
- 2. Overdevelopment of site and concerns with parking**
- 3. Concern with the loss of any established oak trees**

20/00540/FUL - 129 Ferry Road Hullbridge. Demolish part of existing building and construct two-storey rear extension, roof extension with dormers. Convert to 4 x 1-bed flats with shop unit to part of the ground floor. Create parking area to rear.

HPC: Members after careful consideration have several observations regarding the current proposal for four flats and a shop at 129 Ferry Road, Members are extremely positive that this site which has been empty and an eyesore for many years is being developed. There are some undesirable elements including not being keen on 2.5 storey dwelling and limited Parking allocation being one per flat and one for the shop, so no parking for visitors. REFUSED.

20/00552/FUL – Land between Windermere Avenue & Lower Road Malyons Lane Hullbridge. Application to vary the existing Section106 agreement dated 18th January 2017 to planning consent 14/00813/OUT by way of modification to the wording of paragraph 4.3.3. to allow for an extended the timescale in which to deliver the roundabout to 200 rather than 50 dwellings. (No objection HPC-DEL July 2020) **PENDING**

20/00520/FUL – 50 Thorpedene Avenue, Hullbridge – Single storey front extension (expires 14th July). HPC No objection (DEL July 2020) PENDING

20/00438/FUL – 284 Ferry Road, Hullbridge, SS5 6ND - Extension and refurbishment of the existing building, remodeling and extension to the car park, revised terrace and new pedestrian access and associated infrastructure following the demolition of the existing extensions. **HPC object as the extension is completely out of character with the main building in such a prominent position on the riverfront. In particular, the series of steeply pitched roofs at right angles to and of a different style to the roof of the main building and also the cladding. To be reported to the Development Committee on 27th August 2020 7.30pm. PERMITTED.**

20/00332/FUL – Land Opposite 92 To 96 Windermere Avenue Hullbridge Essex. Proposed Erection of 17 No. Dwellings (11 No. Houses and 1 No. Buildings Containing 6 No. Flats) with Associated Access, Parking and Private Amenity Space. **HPC Object:**

1. Access is on to unmade road.
2. There appears to be insufficient amenity space for the apartments.
3. Overlooking due to properties facing the rear of others; this is also affected by the currently approved plans for properties to the South on the BDW development.
4. Possible overlooking of rear gardens to the East on the BDW Development.
5. Concerns about surface water drainage.

(delegation May/June 2020) PENDING

20/00043/OUT CJD Artillery, 106 Lower Road Hullbridge SS5 6DD

Outline application to demolish garage and workshops and construct development of 12 no flats. **Hullbridge Parish Council – It is a loss of Businesses and detrimental to residents, but in principal no objection to the outline application. 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. 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.

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