



Hullbridge Parish Council

Planning & Infrastructure Committee

Held on Wednesday 31st January 2024

7.00 pm

Hullbridge Parish Council Office, 98 Ferry Road, Hullbridge, SS5 6EX

Members present: Cllrs K. O'Brien (Chairman), C. Agius, D. Elwell, D. Flack, P. White, A. Marriott, S. Walsh

Staff present: Mrs Julie Mullett

Minutes

83/01/24 Apologies for Absence

83.1/01/24– None.

84/01/24 Approval of Minutes

84.1/01/24 The minutes of the meeting of **10th January 2024** were *approved* and *signed* as a true record of the meeting by the Chairman.

85/01/24 Declarations of Interest

85.1/01/24 None.

86/01/24 Public Participation on items on the Agenda

86.1/01/24 No public attended.

87/01/24 Planning Applications

87.1/01/24 Councillors *considered* the below applications:

23/00941/FUL– 12 Meadow Road, Hullbridge

Change of use from a residential dwelling and provision of a room for treatment purposes for chiropractic/healthcare.

Given local knowledge, Hullbridge Parish Council object on the grounds of impracticability; the negative impact the proposal would have to neighbours and local residents. The trading hours are excessive for a residential area (9am to 9pm), the "coming and going" of visitors/clients into the late evening would disrupt the residential amenity of neighbours and present a negative impact on the character of the locality. Further there is no adequate parking for visitors/clients at the Applicant's address, resulting in visitors/clients parking in the adjacent Hilltop Avenue and/or the adopted part of Meadow Road. The applicants address lies in the unadopted part of Meadow Road where there is only room for single way traffic and as such has no facility for off street parking. We feel the excessive and long trading hours would have a detrimental impact on neighbouring properties. Hullbridge Parish Council also have concerns that this proposal would set an unacceptable precedent in the locality. We would be prepared to revisit this application if the parking arrangements be addressed and the trading hours amended.



24/00013/FUL– 176 Ferry Road, Hullbridge

Single storey flat roofed rear extension and loft conversion with flat roofed front and rear dormers. ***Hullbridge Parish Council have no objection but do have concerns over the lack of details and clarity on the drawings. For example it is not possible to discern with any certainty whether the extension meets the 1 metre boundary line rule.***

88/01/24 Planning Enforcement Update

88.1/01/24 – Councillor Flack gave a verbal report of the difficulty of gathering clarification regarding the footpath issues and enforcement for the use of unauthorised stairs/moorings etc on the footpath.

ACTION - Cllr Flack to e-mail Environmental Agency, Rochford District council, Essex County Council on behalf of the Parish Council and copy in the Clerk on the email.

88.2/01/24 – Councillor Flack gave a verbal report of his concerns regarding the testing of the water at the river for pollution and sewerage. Councillors discussed what the next steps should be regarding progressing the matter with Anglian Water. The Assistant Clerk advised as per previous agreed minutes 78.2/01/24 the office would formalise the letter and forward once in receipt of Cllr Flack's draft letter to Anglian Water. **ACTION** - Cllr Flack to email concerns to Anglian Water on behalf of the council (and copy in the Clerk) to request clarification on water testing carried out for pollution and sewerage and its frequency.

89/01/24 Street Lighting

89.1/01/24 – Councillors noted the updated street lighting report and also noted the meeting to be held on 15th February with our street lighting contractor regarding the proposed street lighting upgrade roll out programme.

90/01/24 Road signage on unadopted roads

90.1/01/24 – Councillors noted that the office had not received any information regarding type of road sign or location. It was agreed that Cllr. K. O'Brien would liaise with the office to move this forward and Councillors suggested Pooles Lane as a starting point for new road signs/speed change suggestion to 20MPH.

ACTION – Cllr. K. O'Brien to liaise with Office to discuss further.

91/01/24 New Speed Sign

91.1/01/24 – Councillors agreed to contact each other regarding the identifying a precise location for the new speed sign. Councillors also noted the increase in the quote as the previously one had expired. **ACTION** – Councillors to liaise with each other regarding the precise location and advise the office staff with the position by using the 'what 3 words' methodology. Upon receipt of this the office can then apply for the new speed sign through the Local Highways Panel.

92/01/24 Date of the Next Meeting

92.1/01/24 Date of the next meeting Wednesday 21st February 2024 7pm at the *Parish Office*.

92.2/01/24 Councillors to forward any items for the next agenda by 12th February 2024.

Meeting Closed at 19:45
Julie Mullett

Chairman Signed: _____ Date _____