



Hullbridge Parish Council Planning & Infrastructure Committee

Held on Wednesday 4th June 2025

7pm

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

Councillors present: K. O'Brien (Chair), J. O'Brien, D. Elwell

Staff present: Mrs Julie Mullett.

Minutes

12/06/25 Apologies for Absence

12.1/06/25 – Councillors. D. Flack, P. White, I. Kenlin.

13/06/25 Approval of Minutes

13.1/06/25 - The minutes of the meeting of **14th May 2025** were **approved** and **signed** as a true record of the meeting by the Chair.

14/06/25 Declarations of Interest

14.1/06/25 None.

15/06/25 Public Participation on items on the Agenda

15.1/06/25 – None

16/06/25 Planning Applications

16.1/06/25 Councillors **considered** the below applications:

25/00350/FUL – 1 Pooles Lane, Hullbridge, SS56PA. Two storey side extension for use as an annexe.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00350/FUL>. No Objection however agree that the condition of right of access is maintained as requested by neighbour. Cllr. D. Flack from Hullbridge Parish Council, absent at the Planning meeting submitted this to us as his personal response. "I obviously have an interest in this as This is my next-door neighbour. Making a comment on the application it does seem to be much more in keeping with the 10 existing brickfield cottages built circa 1880 and as such I do not object to the application. However, the new build will be over the existing right of way to the rear of No's 1 to 5 as shown on the property deeds and on the land registry map. I would not want to lose the rear access to my property and would therefore ask that if approved there should be a condition attached to the planning approval requiring the applicant to maintain the right of way to the flank wall of the new build. I have already spoken to Mr. Prosser and he would be happy with that condition but I feel that the right of way should be included as a condition in any planning approval so that should the property be sold on at a later



stage a subsequent owner would not obstruct it, One other concern is the deep main sewer that runs close to the flank wall of No.1, this is a technical concern but Anglian water should be consulted."

24/00757/FUL – Brandy Hole Yacht club – Kingsmans Farm Road, Hullbridge. Application for the change of use of the former Brandy Hole Yacht Club (Sui Generis) to Residential (C3) Use to form 3 no. dwellings including alteration and extensions and the formation of allocated car parking provision and provision of a central landscaped area in the location previously granted consent as a car park under application reference 17/00750/FUL.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00757/FUL>.

HPC do not object to the change of use for the former Brandy Hole Yacht Club building and the subsequent formation of 3 Residential dwellings. However, we DO OBJECT to the significant reduction in the number of parking spaces for visitors. The site is already overdeveloped, as a visit to site would illustrate. The landscaping plans are obviously designed to soften the visual impact of the overdevelopment. One visitor parking space for effectively 17 residential units is (1 space for the new units and 0 for the existing residential units) is unacceptable. There is no alternative parking available for visitors without adversely affecting highway safety for road users and pedestrians. In addition the submitted drawings give a false impression of the amount of space available on site, which again would be evident from a site visit. We would respectfully suggest RDC seek adjustments to the landscaping plans to accommodate more visitor parking capacity. We would recommend an additional 8 visitor parking spaces be provided.

25/00080/FUL – Site of 7 South Avenue Hullbridge. Demolition of Existing bungalow and construction of two semi-detached dwellings. Form new (additional) vehicular access.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=25/00080/FUL>. Object – Overdevelopment, adverse impact on street scene. Probable light loss to neighbouring properties, and loss of privacy (overlooking).

16.2/06/25 Councillors ***noted*** the update from Cllr. Elwell regarding possible breach of planning. To be monitored.

17/06/25 Street Lighting

17.1/06/25 – Councillors ***noted*** the updated street lighting report and current LED rollout status.

ACTION – Assistant Clerk to establish date for yearly maintenance and status report. Add next LED rollout to be agreed at September 24th Planning & Infrastructure Committee meeting agenda.

18/06/25 VAS Speed Sign

18.1/06/25 – Councillors ***noted*** that the VAS Speed Sign is progressing well with an installation date booked for week commencing 16th June 2025.



HULLBRIDGE PARISH COUNCIL

19/06/25 Action Plan & Budget

19.1/06/25 – Councillors **deferred** the action plan and **noted** the budget.

20/06/25 Footpath 9

20.1/06/25 – Councillors **noted** the update from the Assistant Clerk regarding the seawall (Environment Agency) and obstructions on FP9 (PROW ECCH).

21/06/25 Date of the Next Meeting

21.1/06/25 Date of the next meeting Wednesday 25th June 2025
7pm at the *Parish Office*.

21.2/06/25 Councillors to forward any items for the next agenda

Meeting Closed at 20.30
Julie Mullett

Chairman Signed: _____ Date _____