

# Hullbridge Parish Council

Meeting of the Council on Monday 14<sup>th</sup> September 2020 commencing at 7.30pm  
Via Microsoft Teams

**Attended:** Cllrs Miss A Marriott, D Jeffery, J Chaffin, I. Kenlin, Cllr P White.

Clerk: Mrs A Bates

## 12. Apologies for Absence

12.1 Cllrs Mrs L Campbell-Daley, D. East, D. Heales, D. Elwell and Ms S Thomas apologies submitted.

RESOLVED: Members agreed to accept the apologies given.

Members noted six month rule – Cllr Mrs W Stevenson.

## 13. Approval of the Minutes

13.1 RESOLVED - Members agreed that the Minutes were a true record of the Meeting of the Council dated 15<sup>th</sup> June 2020.

Proposed Cllr D. Jeffery and Seconded Cllr I. Kenlin

13.2 RESOLVED – Members agreed that the Chairman could wet sign the minutes and associated documents after the meeting.

## 14. Declarations of Interest and Dispensations

14.1 Cllrs Miss A Marriott and P White – matters to do with the Hullbridge Community Association.

## 15. **Public Participation - contributions from Residents, 3 minutes maximum per person on items on the agenda.**

15.1 No Members of the Public attended

## 16. Clerk's Report

16.1 The Clerk reported that BDW had installed the Remembrance bench and the area is being landscaped. – Members noted.

16.2 The Clerk reported that over the weekend a lot of rubbish etc. was left in the car park also wood etc. was thrown into the pond. Generally, it hasn't been too bad over the summer. Thanks went to Brett and Jake for their continued hard work.

16.3 Members noted that the Remembrance Wreaths will be ordered and it was agreed as per previous years.

16.4 Neighbourhood Plan email previously from Daniel Goodwin – Members noted.

## 17. Finance

17.1 RESOLVED - Members viewed and agreed the payments made in July, August and below payments to be made in September, also the bank reconciliations for May, June, July and August.

Financial Breakdown		July 2020 Meeting		
Date	Payee	Cheque No.	Amount	VAT
	<b>Regular Payments</b>			
13.07.2020	<b>Gas - Direct Debit (5% VAT calculated annually)</b>	DIRECT DEBIT	25.00	1.20
13.07.2020	<b>Electric - Direct Debit (5% VAT calculated annually)</b>	DIRECT DEBIT	31.00	1.48
13.07.2020	<b>British Gas - Direct Debit (5% VAT) - Toilets</b>	<b>DIRECT DEBIT</b>	14.64	0.69
13.07.2020	<b>Talk Talk Direct Debit</b>	DIRECT DEBIT	47.58	7.93
13.07.2020	<b>Lloyds Company credit card: One Stop £38.89 Monthly fee £3 Water Direct £1590 (VAT £265) Garden Machinery £616.00 (VAT £102.67) Health &amp; Safety Direct £40.32 (VAT £6.72) Microsoft Software £20.76 (VAT £3.46) Amazon £35.99 (VAT£6) CCTV Signs £38.16 (VAT £6.78)</b>	DIRECT DEBIT	2,384.12	384.63
13.07.2020	<b>Screwfix</b>	DIRECT DEBIT	57.99	0.00
13.07.2020	<b>TLM Waste</b>	DIRECT DEBIT	112.70	18.78
13.07.2020	<b>KCS Kent County Council</b>	DIRECT DEBIT	188.22	31.37
13.07.2020	TBS Hygiene Ltd (dog Waste collection)	Bacs	158.76	26.46
13.07.2020	Glasdon	Bacs	213.83	35.64
13.07.2020	Amberol	Bacs	163.08	27.18
13.07.2020	Coventry Hill Service Station	302349	533.83	54.90
13.07.2020	E-On Street lighting	302350	636.96	106.16
13.07.2020	A&J Lighting Solutions	Bacs	157.14	26.19
13.07.2020	Baron Fire	Bacs	59.10	9.85
13.07.2020	RCCE membership	Bacs	138.60	23.10
13.07.2020	Personnel for July 2020	Bacs/302351-2	8,268.26	0.00
13.07.2020	Personnel for August 2020	Bacs/302353-4	8,268.46	0.00
13.07.2020	Mrs A M Bates - Imprest Account	Bacs	171.35	0.00
	<b>TOTAL</b>		<b>21,630.62</b>	<b>755.56</b>
<b>Receipts</b>	ECC P3		113.80	0.00
			<b>113.8</b>	<b>0</b>

Financial Breakdown		September 2020 Meeting		
Date	Payee	Cheque No.	Amount	VAT
	<b>Regular Payments</b>			
09.09.2019	Gas - Direct Debit (5% VAT calculated annually)	DIRECT DEBIT	27.00	4.50
09.09.2019	Electric - Direct Debit (5% VAT calculated annually)	DIRECT DEBIT	42.00	7.00
09.09.2019	Gas - Direct Debit (5% VAT) - Toilets	<b>DIRECT DEBIT</b>	17.48	0.83
09.09.2019	Talk Talk Direct Debit (Aug)	DIRECT DEBIT	44.00	7.33
09.09.2019	Talk Talk Direct Debit (Sept)	DIRECT DEBIT	45.16	7.52
09.09.2019	Lloyds Company credit card July: Monthly fee £3 Nisbets £86.33 (VAT £14.38) Nisbets £47.99 (VAT £8) Ebay £11.22 (VAT £1.87) Ebay £12.32 (No VAT) Ebay £10.14 (VAT £1.69) Ebay £19.99 (No VAT) Ebay £1.98 (No VAT) Ebay £15.35 (VAT £2.56) Ebay £10.14 (VAT £1.69) Ebay £21.45 (No VAT) Ebay £30.20 (No VAT) Packaging Warehouse £5.17 (VAT £0.86) Add FX £2.60 (No VAT) Flu Supplies £48.96 (No VAT) Tudor Environmental £21.00 (VAT £3.50) Tudor Environmental £29.76 (VAT £4.96) Garden Machinery Direct £123.50 (VAT £20.59)	DIRECT DEBIT	484.23	60.10
09.09.2019	Lloyds Company credit card August: Monthly fee £3 MSFT £11.28 (VAT £1.88) Indigo shop £68.24 (VAT £1.39) ICO £40.00 (No VAT) Seton £28.55 (No VAT) Amazon £39.99 (VAT £6.66) Amazon £15.27 (VAT £2.55) Tudor Environmental £47.88 (VAT £7.98) Jet Wheel tyre £18.50 (VAT £3.08) Amazon £30.00 (VAT £5.00) Protect direct £19.62 (VAT £3.27) *Refunded	DIRECT DEBIT	322.33	31.81
14.09.2020	TLM Waste Management	DIRECT DEBIT	158.54	26.42
14.09.2020	KCS - stationary	DIRECT DEBIT	102.44	17.07
14.09.2020	TBS Hygiene Ltd (Dog Waste)	BACS	294.84	49.14
14.09.2020	Rochford District Council - Water/sewage	302356	627.71	0.00
14.09.2020	Jack Stock	302357	60.00	0.00
14.09.2020	Hunter & Sons Tree Services Ltd	302358	1,920.00	320.00
14.09.2020	Riverside Nursery	BACS	44.42	0.00
14.09.2020	Minster Cleaning	BACS	613.43	102.23
14.09.2020	E-on Street lighting - August 2020	302359	658.19	23.29
14.09.2020	E-on Street lighting - September 2020	302359	658.19	23.29
14.09.2020	Capital Cleaning	BACS	100.32	16.72
14.09.2020	PGR Timber	BACS	123.92	20.66
13.09.2020	Mr G Ross - Cockle Shells - 1 load	302355	450.00	0.00
14.09.2020	A&J Lighting Solutions	BACS	2,970.06	495.01
14.09.2020	Earlsmere	302360	639.00	106.50
14.09.2020	Railtus Business Solutions LTS - Allotments software single user	BACS	148.80	24.80
14.09.2020	Railtus Business Solutions LTS - Alpha software single user	BACS	148.80	24.80
14.09.2020	A to Z supplies	BACS	82.80	13.80
14.09.2020	PKF Littlejohn LLP			
14.09.2020	HGA Peppercorn Rent			
14.09.2020	Police & Crime Commissioner for Essex		28.00	0.00
14.09.2020	Personnel	Chq/BACS	9,734.33	0
14.09.2020	Mrs A M Bates - Imprest Account	BACS	57.48	8.33
		<b>TOTAL</b>	<b>20,603.47</b>	<b>1,391.15</b>
Signed	Chairman			
	Clerk / RFO			
	<b>CREDITS</b>			
	UK Power Networks		11.46	0.00
	Microsoft refund to credit card		6.73	1.12
	Rochford District Council - streetlights		3,748.90	0.00
	Allotments		4.00	0.00
	Refund to Credit Card Furniture @Work		137.98	23.00
	Refund to Credit Card Protec Direct		19.62	3.27
		<b>TOTAL</b>	<b>3,928.69</b>	<b>27.39</b>

- 17.2 Members noted that the External Audit report had not been returned. Deferred until next meeting.
- 17.3 RESOLVED -Members discussed and considered the Allotment rents and agreed that they will remain the same this coming year and will be reviewed again next year. They also agreed that a condition be added to the Allotment Agreement that each plot holder must have public liability insurance cover either via their household insurance or via the National Allotment Society which costs £5 pppa. Annual spot checks will be carried out.
- 17.4 RESOLVED – Members considered purchasing a board for the Office listing all the Chairman’s / Clerks since 1964. The cost was approx. £500 + VAT using a local joiner/signwriter. Vote 3/2 against, but it was agreed to review again in 6 months’ time.
- 17.5 RESOLVED – Members to purchase a Hedge Trimmer costing approx.. £500 + VAT
- 17.6 Members agreed that a Finance Committee meeting will take place in November.  
ACTION – Clerk to send out dates.

18. **Christmas Fayre**

- 18.1 RESOLVED – Members agreed that this year the Christmas Fayre will be cancelled due to Covid-19 pandemic. A Christmas Tree will still be put up in the car park as well as the lights down Ferry Road.
- 18.2 RESOLVED – Members agreed to delay the purchase of the banner wishing Hullbridge a Merry Christmas especially as two lamp posts are not opposite each other so investigative work needs to be carried out to see if a temporary post can be installed similar to Hockley.
- 18.3 RESOLVED – Christmas parcels will be sent to those residents 80 and over and the budget as been set at £10 per household.
- 18.4 RESOLVED – Members agreed that the Christmas Competitions (Chairman’s Christmas card / Best shop window) will go ahead this year.

19. **Lower Road Crossing**

- 19.1 RESOLVED- Members noted the letter received from a young resident asking for a crossing near to Long lane and agreed that a request is put to ECC even though previous requests have been rejected.  
ACTION – Clerk to write to the young resident and ECC

20. **Covid-19 Parish Office Risk Assessment**

- 20.1 RESOLVED – Members agreed the Parish Office Risk Assessment.

21. **Planning**

- 21.1 Planning is still being dealt with under delegation, but due to the timing of the meeting the following applications were noted by Members and agreed Cllr D East following recommendation and an update was provided:

**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)**

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

**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.**

**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.

**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.

**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.**

**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 10<sup>th</sup> Sept 2020). **PENDING**

**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.

**(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. PENDING**

**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 14<sup>th</sup> 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 27<sup>th</sup> August 2020 7.30pm.*** **PENDING**

**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**

22. **Public Forum**

Such time determined by the Chairman will be given to receive **other contributions from Residents, (The Council cannot make a formal decision on these contributions and such items will be put onto the next Council Agenda).**

22.1 No Public

23. **Any items to be added onto the next agenda and Date of the next Parish Council Meeting**

23.1 Cllr P White asked for footpaths to be put on the last agenda but we are still waiting a response back from Environmental Agency. Defer to the next agenda if response received.

23.2 RESOLVED – Members agreed that the next **Meeting of the Council** will take place on **Monday 9<sup>th</sup> November 2020** at 19.30hrs via Microsoft Teams and if the current social distancing rules remain in place then Full Council meetings will take place on **Monday 11<sup>th</sup> January 2021 and 8<sup>th</sup> March 2021.**

Meeting closed

Anne-Marie Bates  
Clerk to the Council

CHAIRMAN

DATE

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