



Minutes of Hullbridge Parish Council Planning & Infrastructure Committee
Meeting held Wednesday 11th January 2023 at 19.00hrs. at the
Parish Office

Present: Cllr K O'Brien, D. Elwell, P. White
Asst Clerk Mrs J Mullett. Visiting: Cllr. S. Cooper

106/01/23 Apologies for Absence

106/01/23– None

107/12/22 Approval of Minutes

107.1/12/22 - **RESOLVED** - The minutes of the meeting of 7th December 2022 were *approved* and *signed* as a true record of the meeting by the Chairman.

108/01/23 Declarations of Interest

108.1/01/23 None

109/01/23 Public Participation on items on the Agenda

109.1/01/23 No residents attended.

110/01/23 Planning Applications

110.1/01/23 Members *considered* the below applications:

Appeal LPA Ref: 22/00179/FUL – Land between Donville and Torwood, Kingsway, Hullbridge

APPEAL REFERENCE:- APP/B1550/W/22/3306900

START DATE:- 13th December 2022

PROPOSAL

Demolish existing building and construct 3-bed dwellinghouse with new vehicular access, driveway and associated amenity space.

Hullbridge Parish Council (HPC) supports the Applicant's appeal. Generally HPC would defend "Green Belt" land with the most vociferousness. In this case the land in question lies between 2 existing properties neither of which have raised any objections. In addition these two properties are in turn surrounded by other properties with "Green Belt" surrounding them. HPC would also question the Rochford District Councils' views regarding the quality of the land for either Flora or Fauna. It is merely vacant scrubland.

22/01205/FUL – 39 Burnham Road, Hullbridge. Retrospective application for a single storey rear/side extension. **Hullbridge Parish Council object to the retrospective planning application. The revised plans show that the additional ground floor extension is being built right up to the boundary line with merely a matter of inches between the building and the boundary fence. The new extension should be moved back from the boundary line, preferably by a metre. (HPC can envisage the current situation, if it were to be approved, could lead to "Party Wall" issues due to the applicants inability to maintain his property from his own land).**

We also object on the grounds of significant loss of light, due to the excessive height and length of the proposed alterations. It is significantly in excess of the previously approved height.

We are also concerned that the construction site is not compliant with Health & Safety requirements as the site is not being completely fenced in securely.

UPDATE – Response to Appeal.

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.

Appeal LPA Ref: 22/00756/LDC – 5 The grange, New Build At, Murrels Lane, Hullbridge

APPEAL REFERENCE:- APP/B1550/X/22/3310296
PLANNING APPEAL BY:- Mr Brian Mitchell
START DATE:- 25th November 2022
PROPOSAL Demolish existing building and construct 3-bed dwellinghouse with new vehicular access, driveway and associated amenity space.

111/01/23 Street Lighting – Reduced hours

111.1/01/23 - Members received an update that we are awaiting more information

112/01/23 Date of the Next Meeting

112.1/01/23 - Items for Future Agenda – to be forwarded to the office by 19th January 2023.

112.2/01/23 - Date of the next meeting 25th January 2023 at 19.00hrs, at the Parish Office.

Meeting Closed at 7.52pm
Julie Mullett

Chairman Signed: _____ Date _____