

**Minutes of Hullbridge Parish Council Planning Committee
Meeting held Monday 26th January 2022 at 19.00hrs. at the
Hullbridge Centre**

Present: Cllrs K. O'Brien (Chairman), M Hale, P White, Mrs. L. Campbell-Daley, C. Agius
Clerk: Mrs Julie Mullett. Visiting Cllr. D. Elwell, Cllr. I. Kenlin, Cler: Mrs Nicola Harding

51/01/22 Apologies for Absence

51.1/01/22 Cllr. D Flack.

52/01/22 Approval of Minutes

52.1/01/22 RESOLVED - The minutes of the meeting of **13th December 2021** were approved and signed as a true record of the meeting by the Chairman.

53/01/22 Declarations of Interest

53.1/01/22 None

54/01/22 Public Participation on items on the Agenda

54.1/01/22 No residents attended.

55/01/22 Planning Applications

55.1/01/22 RESOLVED.

21/01368/FUL – 28 Thorpedene Avenue, Hullbridge. Proposed part flat/part pitched roofed single storey rear extension with roof lights (demolish existing conservatory and garage). **No Objection**

21/01333/FUL – New Build at The Grange, 5 Murrels Lane, Hullbridge. Retain garage with reduced roof height at 4m. Demolish games room and store. **No Objection**

21/01361/FUL – 51 The Drive, Hullbridge. Proposed single storey side/rear extension, two storey front extension and changes to front elevation, including raising of roof to create rooms in roof with rear dormers and front rooflights. **No objection**, but we do have concerns that we would like to be taken into consideration. We are very concerned about this application, if approved being started soon after due to the fact that there are considerable safety concerns with the adjacent property (43 The Drive ref **21/00272/FUL**) where planning has been granted but the development is having a significant detrimental impact on residents of The Drive as HGV vehicles in relation to the development are regularly blocking both the footpath and road not only outside 43 The Drive but a little further up each way. *The obstruction of the highway appears to be a regular occurrence and a breach of planning was lodged on 26.01.2022 (objection ref: breach39597995) as this is clearly a health and safety issue for both road users and pedestrians.* We are concerned that two large developments being undertaken simultaneously would have a devastating impact on the residents, road users and pedestrians.*

*At this point in the meeting the Chairman brought forward point **57/01/22** due to its relevance to the above planning application. But for clarity purposes is reported in its recorded agenda position.

21/01326/FUL – 1 Kendal Close, Hullbridge. Demolish existing extension and covered car port structure to rear and convert existing detached dwelling with habitable roof space into two separate self-contained semi-detached two bedroomed dwellings with habitable roof spaces incorporating front and rear dormers. Construct new vehicular crossing onto Ferry Road. **OBJECT – Unacceptable** over development of site, over bearing, amenity space does not appear to meet the required 100sqm per property. We also have concerns in relation to existing parking issues in Kendal Close which is naturally a narrow cul-de-sac which makes parking extremely difficult and this development which exasperate this issue with the potential of visitors and/or additional cars per property in the future. We also have concerns over egress and ingress onto Ferry Road from the driveways, particularly being close to a zebra crossing and a very busy junction. We do have concerns in relation to required utility works as utility vehicles could block up Ferry road near the zebra crossing and busy junction making it a safety concern for both drivers and pedestrians not being able to have a clear view of traffic.

56/01/22 Enforcement Update

56.1/01/22 A report from the Clerk was noted

57/01/22 43 The Drive, planning application issues.

57.1/01/22 RESOLVED, issues were discussed.

58/01/22

Date of the Next Meeting

58.1/12/22

Items for Future Agenda - None

58.2/12/22

Centre.

Date of the next meeting 14th February 2022 at 19.00hrs, at the Hullbridge

Meeting Closed

Julie Mullett

Assistant Clerk

Chairman Signed: _____ Date _____