



# Hullbridge Parish Council

## Planning & Infrastructure Committee

Held on Wednesday 22nd April 2026

7pm

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

Councillors present: Cllr K. O'Brien (Chair); Cllr J. O'Brien, Cllr J. Hampstead, Cllr D. Elwell, Cllr. D Flack, Cllr P. White, Cllr I. Kenlin.

Staff: Mrs Julie Mullett (Assistant Clerk)

1 Member of public was present.

## Minutes

### **150/04/26 Apologies for Absence**

**150.1/04/2026** – None, all present.

### **151/04/26 Approval of Minutes**

**151.1/04/26** - The minutes of the meeting of **1st April 2026** were **approved** and **signed** as a true record of the meeting by the Chair.

### **152/04/26 Declarations of Interest**

**152.1/04/2026** None

### **153/04/26 Public Participation on items on the Agenda**

**153.1/04/2026** – None

### **154/04/26 Planning Applications**

**154.1/04/2026** Councillors made observations on the planning Applications below:

**26/00157/FUL – Land North of Centre Oaks Farm, Central Avenue, Hullbridge.** The change of use of land for the stationing of caravans for residential purposes and the erection of a dayroom ancillary to that use.

[Link to planning application documents and plans](#)

#### **Hullbridge Parish Council object on the following grounds:**

Inappropriate intrusion into the Green Belt.

We do not support the assertion that this site can be reclassified as Grey Belt. We feel the applicant is using the acknowledged broad based definition of Grey Belt as a justification for the declassification of the site's Green Belt status and subsequent approval of this application. The area concerned is surrounded by trees, hedges etc and thereby provides a biodiversity-rich wildlife site for many species including birds, badgers, foxes, other small mammals and insects. The inclusion of this application would cause a negative fragmentation of the surrounding ecosystem. As such, we consider the site contributes greatly to the Green Belt. Once lost it can never be recovered. The proposed site does not achieve BNG and we would recommend that the 15% recommended by the Essex Nature Recovery Strategy is enforced IF the application is permitted.



Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking and loss of privacy.

Visual impact of the development.

Effect of the development on the character of the neighbourhood.

The loss of existing views would adversely affect the residential amenity of neighbouring properties.

The proposed development potentially could adversely impact on highway safety, particularly to pedestrians. The road is also a public footpath that forms part of the Saffron Trail. As such is heavily used by walkers.

Central Avenue is an unadopted single track road with no passing places, totally unsuitable for manoeuvring mobile homes or large caravans. Central Avenue is also maintained by the current residents. IF the application is permitted, it would need a condition requiring the applicant to contribute financially to the ongoing maintenance of Central Avenue and a requirement to pay for any damage caused by "caravan" movement/manoeuvring.

No dimensions provided to be able to gauge the size and suitability of the wooden amenity block.

There is no mention of how a supply of water and power is to be provided.

The site is also prone to flooding and the Planning Statement makes no mention of how surface water would be attenuated, nor does it describe drainage arrangements for how foul water will be removed from site.

Ambiguity in the Planning Statement around whether the site is intended for a mobile home and touring caravan or multiple "caravans". Nor does it indicate whether the site is proposed as permanent or transitory. This needs to be clarified. HPC share the concerns of neighbours that until the number of proposed caravans/pitches is confirmed, it is not possible to properly assess the level of traffic generation, amenity impacts and parking requirements. IF permitted we would recommend that the site is designated as for transitory movement only.

HPC are concerned that only two properties received letters. As previously mentioned, Central Avenue is also single track road that terminates close to "Peacehaven". Therefore, all the properties along the road are impacted by ANY development along its length. In this case, all properties should have received letters.

HPC have concerns that the Village already has other traveller sites in close proximity.

HPC also fully support and endorse the comments and objections raised to you by the residents of Central Avenue."

Inaccuracies within the Planning statement: "Notably, the Pevensey Gardens bus stop is located within 800 metres of the site. This stop is served by the 63 (Rayleigh – Landwick), 515 (Rayleigh – Great Stambridge), and 816 (Westcliff-on-Sea – Ashingdon) services. These routes provide regular public transport connections and support travel via sustainable modes to larger service hubs as an alternative to Hullbridge".

– The 515 and 816 bus routes are run by Stephenson's which are for school children only. The 63 bus only runs on Wednesdays and Fridays. There has also been a cut to bus service in Hullbridge for the no.20 route.



**26/00256/FUL – Halliards, Pooles Lane, Hullbridge.** Removal of front porch and proposed formation of new first floor.

[Link to planning application documents and plans](#)

**Hullbridge Parish Council has no objections.**

## **155/04/26 Bus Services**

**155.1/04/2026** - Councillors **received** an update from the Assistant Clerk regarding the rumoured changes to bus route no. 20 and **agreed** to send a letter to First Bus.

**Assistant Clerk to Action.**

## **156/04/26 High Elms Estate – Maintenance issues**

**156.1/04/2026** - Councillors **received** information from the Assistant Clerk regarding the issues surrounding refuse containment, and noted the action taken.

## **157/04/26 Footpath 9 Part collapse**

**157.1/04/2026** - Councillors **received** an update from the Assistant Clerk and **agreed** a letter be sent to the Landowner of Crouch Park to help get the issue addressed.

**Assistant Clerk to Action.**

## **158/04/26 VAS Sign**

**158.1/04/2026** - Councillors **discussed** and **agreed** the preferred placement of the new proposed VAS speed sign along Ferry Road. Councillors agreed for the office to contact Highways to assess likelihood of approval before recommendation to Full Council to commence the application process.

**Assistant Clerk to Action.**

## **159/04/26 Budget & Action Plan**

**159.1/04/2026** Councillors **noted** the budget and **deferred** the Action Plan until the next meeting.

**Assistant Clerk to Action.**

## **160/04/26 Street Lighting**

**160.1/04/2026** Councillors **noted** the report

**160.2/04/2026** Councillors **noted** the office had not yet received the quotation for the streetlight repair on the bend by The Dome as the quote for the road traffic management was still being sought by our contractor. It was noted the office will chase this.

**Assistant Clerk to Action.**

## **161/04/26 Date of the Next Meeting**

**161.1/04/2026** Date of the next meeting Wednesday 13<sup>th</sup> May 2026 7pm at the *Parish Office*.

**161.2/04/2026** Councillors to forward any items for the next agenda.

Meeting Closed at 20:12  
Julie Mullett

Chairman Signed: \_\_\_\_\_ Date \_\_\_\_\_