

Hullbridge Parish Council

Meeting of the Council on Monday 10th February 2020 commencing at
7.30pm
Hullbridge Centre, Windermere Avenue, Hullbridge.

Attended: Cllrs Miss A Marriott, D.Elwell, D Jeffery, D. Heales, E.Smith, J Chaffin,
fK Ager, Mrs L Campbell-Daley, D. East, Ms S Thomas, I. Kenlin, Cllr P White .

Clerk: Mrs A Bates

168. **Apologies for Absence**

168.1 None

169. **Approval of the Minutes**

169.1 Members agreed that the Minutes were a true record of the Meeting of the Council dated 13th January 2020

Proposed Cllr D. East and seconded Cllr E. Smith

170. **Declarations of Interest and Dispensations**

170.1 Cllrs Miss A Marriott / P White – HCA as Members of the Committee.

170.2 Cllr E Smith regarding of the planning application 111 Burnham Road by virtue of being a neighbour.

171. **Chairman's Report**

171.1 Cllr Miss A Marriott attended the recent Library event which hosted a local author which was well attended. Mark Francois has also been in dialogue with Riverside Primary School to open conservation with the Parish Council.

172. **Adjournment of the meeting for contributions from members of the public on items on the agenda**

172.1 (2 Members of the public attended)
No matters arising.

173. **Finance**

173.1 RESOLVED – Members viewed and agreed the payments for February 2020 and the bank reconciliations for January 2020.

173.2 RESOLVED - Members viewed and agreed the Quarterly expenditure breakdown.

173.3 RESOLVED – Members agreed the letter to be sent to Mr Ellis - Plot 80 (recently relinquished) regarding the recent fire and expenditure of the coppicing of trees and neighbouring plots losses.

173.4 RESOLVED – Members considered the grant request from Wyvern Transport and deferred to the next budget.

173.5 The Clerk advised that with regards to the Allotment Water bill a charge of £190 for disconnection was added. This was disputed by the Clerk as since August the bill was queried and an investigation for a leak was undertaken. Members agreed not to settle this part of the bill and forward a complaint.

Date	Payee	Cheque No.	Amount	VAT
	Regular Payments			
10.02.2020	Gas - Direct Debit (5% VAT calculated annually)	DIRECT DEBIT	27.00	4.50
10.02.2020	Electric - Direct Debit (5% VAT calculated annually)	DIRECT DEBIT	42.00	7.00
10.02.2020	Talk Talk Direct Debit	DIRECT DEBIT	42.00	7.00
10.02.2020	Lloyds Company credit card: Monthly fee £3 MSFT Microsoft- monthly software £9.48 (VAT £1.58) Atlanta Insurance £698.58 (No VAT) Land Registry £12 (No VAT)	DIRECT DEBIT	723.06	1.58
10.02.2020	Screwfix	DIRECT DEBIT	0.00	0.00
10.02.2020	TLM	DIRECT DEBIT	96.78	16.13
10.02.2020	British Gas (Pooles Lane Toilet) (Elec)	DIRECT DEBIT	18.52	0.88
10.02.2020	GDPR renewal	DIRECT DEBIT	40.00	0.00
10.02.2020	Hullbridge Centre	302290	35.00	0.00
10.02.2020	A & J Lighting Solutions	302291	310.86	51.81
10.02.2020	St. John's Ambulance	302292	115.20	19.20
10.02.2020	Wave/Anglian Water (Allotments)	302293	1,635.90	0.00
10.02.2020	Wave/Anglian Water (Office)	302294	116.54	0.00
10.02.2020	D.S.K. Security Services	302295	55.00	0.00
10.02.2020	Hanging Baskets Licence	302296	50.00	0.00
10.02.2020	TBS	302297	90.00	15.00
10.02.2020	Coventry Hill Service Station	302298	50.00	8.33
10.02.2020	Minster Cleaning (MSG)	302299	215.15	35.86
10.02.2020	Personnel	302300-3/5	5889.29	0
10.02.2020	Eon	302304	659.22	54.94
10.02.2020	Mrs A M Bates - Imprest Account	302306	66.25	0.67
10.02.2020	Kent County Council (paper)	Direct Debit	59.94	9.99
	TOTAL		10,337.71	232.89

174. **Clerks Report**

- 174.1 The Clerk advised that she is attending an Event Management Training course on Saturday 22nd February 2020 and Practitioners Conference 25-27th February 2020.
- 174.2 The Clerk advised the van passed its MOT with the service due in April.
- 174.3 Members were provided with information regarding Purdah as this May is the Parish Council's elections.

175. **Footpaths and Highways**

- 175.1 Members noted the Footpaths / Highway appendix.
- 175.2 Members noted that the pothole on Lower Road was reported and fixed by ECC eventually as urgent, also the pot holes at the end of Ferry Road has been reported and Barratt David Wilson contacted regarding vegetation on the corner of Windermere Avenue and Harrison Gardens.

176. **Planning Applications**

176.1 RESOLVED – Members discussed and agreed observations for the following planning applications:

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.*

20/00071/FUL – 111 Burnham Road, Hullbridge SS5 6HQ. Demolish existing rear extension, erect new single storey flat roof rear extension and form rooms in roof with front and rear flat roof dormers. *Hullbridge Parish Council – No Objection.*

20/00054/FUL – 12 Malyons Lane, Hullbridge, SS5 6EN. Convert garage to habitable accommodation. *Hullbridge Parish Council – No Objection.*

20/00032/FUL – 59 Grasmere Avenue, Hullbridge, SS5 6LB. Proposed first floor rear extension, proposed pitched roof to entrance, remove chimney and internal alterations. *Hullbridge Parish Council – No Objection.*

To Note: Breach of planning - 9 High Elms Road, Hullbridge – Complaint: Use of outbuilding as an annex and installation of primary facilities. Enforcement case now closed. *Hullbridge Parish Council – Noted*

Applications considered by Delegation

UPDATE

20/00004/FUL – 38 Ferry Road – Two storey / side extension – (Delegation – Hullbridge Parish Council Object as the proposal does not allow 1m separation requirement to the boundary. Balcony overlooking neighbouring rear gardens and roof space is overdevelopment and not in keeping with other properties in the road). **PENDING**

19/01185/FUL – 66 Lower Road Hullbridge SS5 6DF . Demolish existing building and construct two storey building comprising 3 no two bedroomed and 4 no one bedroomed (7 flats) with new access onto Lower Road and off Kingsway (**PLC object – Design and location inappropriate, over development of site. Additional number of vehicles onto the roundabout/zebra crossing would become a hazard, access is a private road , insufficient parking spaces, detrimental to the street scene, lack of amenity space. January 2020**) **PENDING**

19/01168/FUL – The Crouch, Kingsmans Farm Road, Hullbridge, SS5 6QB. Proposed single storey rear infill extension, proposed second floor over within new pitched roof and amended facade. **(PLC – No objection January 2020) PENDING**

19/01183/FUL – 284 Ferry Road, Hullbridge, SS5 6ND. Demolish part of main building and demolish outbuilding, construct single storey pitched roofed side extensions, deck area, external lighting and re-model car park. **(PLC – No objection January 2020) PENDING**

19/01050/FUL – 77 The Drive, Hullbridge, SS5 6LZ. Proposed replacement outbuilding.)**(PLC object – Over development of site, back garden development. January 2020) PENDING**

19/01132/FUL – 66 Abbey Road, Hullbridge, SS5 6DJ. Proposed Flat Roof Front Dormer. (Delegation expires 7th January 2020). Hullbridge Parish Council objects for a flat roof dormer as it is not in keeping with the existing street scene. **(HPC/DEL object – not in keeping with existing street scene. January 2020). PENDING**

19/01014/FUL – Site of 289 Ferry Road, Hullbridge. Demolish Existing Dwelling house and Construct Part Two Storey Part Three Storey Building to Comprise of 10 No. 2-bed and 2 No. 3-bed Flats with Parking subject to Proposal to Vary Condition 2 of 17/00228/FUL to allow for re-siting of bin store and cycle store. (PLC November 2019)
NO OBJECTION, however whilst we have no objection to the re-siting of the bin store and bike store, we note that an area designated as amenity space in the approved planning application 17/0228/FUL is currently still occupied by an old outbuilding. This must be removed in order to comply with that planning approval. PENDING.

19/00641/ADV - Co-Operative Group Food Ltd, 1-9 Ferry Road, Hullbridge.
Install one internally illuminated fascia and one internally illuminated projecting box sign.
Install two internally illuminated Co-Op logos.
Install one set of non-illuminated 'WELCOME TO' text. Install 19 non-illuminated grey aluminium panels.
Install eight non illuminated flat wall mounted aluminium panels.
Install one non illuminated flat post mounted aluminium panel. single post. s/s.
Install two non-illuminated flat post mounted aluminium panels. twin posts. back to back (Expires 04.09.2019). Hullbridge Parish Council has no objection. **PENDING. HPC No objection.**

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.

18/01051/DOC – 115-117 First Floor, Ferry Road, Hullbridge. Discharge of conditions 2 and 3 of approved application 18/00785/FUL: Change use first floor to dance studio (D2).

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 plan 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**

- 176.2 RESOLVED – Minutes of the meeting dated 22nd January 2020 were ratified and Members noted that the next meeting is Wednesday 19.02.2020.
- 176.3 Members noted that the next Malyons Farm Development meeting with BDW is on 24.02.2020. Cllr J Chaffin queried why this meeting is “closed” which was explained. The Chairman asked for a vote and all Members apart from Cllrs fK Ager, P. White and Mrs L Campbell Daley who abstained and Cllr J Chaffin wanting it open voted for it to be a closed meeting and those discussions and notes/minutes would not be for the public domain.

1771. **Committees and Working Groups**

- 177.1 a) Emergency Committee – No report.
b) General Purposes Committee – (Cllr P White)
 - Next meeting is 19.02.2020
 - Allotment Sub Committee – Next meeting 15.04.2020.

c) Finance/Policy/Appointments Committee (FPA) (Cllr D Jeffery)
 - RESOLVED – Members ratified the minutes of the meeting 22.01.2020
 - Next meeting to be held on 25.03.2020 at 19.30hrs
 - Personnel – Next meeting dated 06.04.2020.

d) Parks/ Open Spaces / Conservation / Footpath Committee, (POCF) (Cllr Miss A Marriott)
 - RESOLVED – Members ratified the minutes of the meeting 22.01.2020
 - Next meeting will be held on 25.03.2020 at 20.30hrs

e) Village Resilience
 - Next meeting will be on 19.02.2020 at 20.30hrs

178. **Representatives on Outside Bodies**

- 178.1 a) Parish Councillors – No report
b) Rochford District Councillors – No report
c) Essex County Councillor - No report
d) Citizen Advice Bureau – (Cllr I Kenlin) No Report
e) Hullbridge Community Association – AGM postponed to 18.02.2020
f) Hullbridge Centre – Cllr fK Ager provided an update including recent events plus the grant application has been approved. Refurbishment is still ongoing. Next meeting 15.04.2020.
g) Rochford Hundred Assoc. of Local Councils – Minutes of meeting dated 16.01.2020 were circulated.
h) Transport – Next meeting 4th March 2020.
i) Library - Cllr E Smith advised that the recent quiz night was successful, and there will be another Author event planned.
j) Essex Coastal Forum / Crouch Coastal Community – Essex Coastal Forum no meeting planned but under the “Essex Path to Prosperity” scheme local maps, sign, access including the pilot “Ugo” bus is being discussed.
Crouch Coastal Community meeting Cllrs fK Ager and P. White attended the January meeting advised Steering group has been set up and sub committees – dates of meetings to be determined.
k) Heart Watch / Parish Safety Volunteers (Cllrs J Chaffin / P White)
Cllr Chaffin advised that he has made 22 Heart Watch visits and Cllr P White made 3 visits.
l) Police – The Clerk advised that BDW will be formally reporting the anti-social behaviour incident regarding the Old Farmhouse.
M) Hullbridge Sports & Social – Cllr D Elwell is going to visit them to discuss our Emergency plan.

179. **Kendal Park NR / Rose Garden / Pooles Lane car park**

- 179.1 Members noted that a Counter will be installed to the entrance of Kendal Park NR to monitor its use – permanent fixture.
179.2 Members noted that the access into Kendal Park NR has been resolved and the bollard has been removed.
179.3 The pond project has been delayed due to the weather.

180. **Hullbridge Recreation Ground**

180.1 No update with regards to the pavilion – the green gym and play area are all in good order.

181. **Un-adopted Roads / ECC Streets Lights**

181.1 RESOLVED- Members agreed the letter to be sent to ECC regarding issues with un-adopted roads and street lights that are not working.

182. **Public Forum (2)**

182.1 Residents discussed issues with un-adopted roads.

183. **Items to be added onto the next agenda and date of the next meeting**

183.1 No items to be added

183.2 The next meeting will be held on **Monday 9th March 2020** at **19.30hrs** at the **Hullbridge Centre**, Windermere Avenue, Hullbridge.
The April meeting due to Easter will be held on 6th April 2020.

Meeting closed

Anne-Marie Bates, Clerk to the Council

CHAIRMAN

DATE

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