

HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - June 2026

Planning applications to be considered under Delegation on 24th June 2026

26/00392/FUL – Tawny Lodge, Pooles Lane, Hullbridge. Proposed single Storey rear/side extension with glazed roof lantern. New extended brickwork plinth to side and rear elevations.

Link to planning application plans and documents:

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00392/FUL>

26/00434/FUL – 13 Smugglers Close, Hullbridge. Proposed single Storey rear extension with flat roof lights Link to planning application plans and documents:

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00426/FUL>

26/00426/FUL – 219 Ferry Road, Hullbridge. Variation of Condition No.2 of Application Reference Number: 25/00696/FUL, Date of Decision: 31/10/2025; to allow for revised plan, proposed rear extension to be increased from 3m to 3.325m to overcome issue with shared waste drain

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00434/FUL>

UPDATE

26/00113/FUL – 19 Kingsmans Farm Road, Hullbridge. Proposed new self-build/custom build 5-bed dwelling.

Link to planning application plans and documents.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00113/FUL>

Hullbridge Parish Council objects regarding serious overshadowing to neighbouring property, loss of light. The Council is concerned that the neighbouring property was not consulted on this application.

26/00209/FUL – Plot B Land north of Public open space, Ferndale Road, Rayleigh.

The change of use of land to a mixed use of land for the stationing of caravans for residential purposes and the keeping of horses, and the erection of stables and dayrooms ancillary to that use

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00209/FUL>

Hullbridge Parish Council has no objections however we would like a condition added to state that the Biodiversity Net Gain is spent within the Rochford District. The Council is surprised that we could not see any comments from neighbouring properties, were the neighbouring properties consulted? Was Rayleigh Town Council consulted on this application?

26/00002/FUL – 60 Lower Road, Hullbridge SS5 6DF. Proposed 3no.two bed chalets with associated parking and landscaping to land rear of No. 60 Lower Road with new vehicular access off Cranleigh Gardens.

<https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmlpt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2726/00002/FUL%27&history=fb60b60747b74401b735d41797c9c10f>

Hullbridge Parish council has no objection

26/00344/FUL – The Chalet, Hullbridge SS5 6DF. Demolition of existing dwelling, construction of 4no. bedroomed dwelling with internal garage.

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00344/FUL>

Hullbridge Parish Council has no objections however we would like a condition added to state that the Biodiversity Net Gain is spent within the Rochford District.

26/00361/FUL – Brandy Hole Yacht Club, Kingsman Farm Road, Hullbridge.

Application for Variation of a Condition following Grant of Planning Permission Application Reference Number: 24/00757/FUL Date of Decision: 18/06/2025 Condition Number(s): Condition 2: Minor changes to the design, seeking to improve living spaces for the consented C3 Residential dwellings on both the First Floor and Second Floor of the building by increasing the ceiling heights, eaves height, and ridge height.

The development shall be undertaken in strict accordance with the plans referenced:

642-CDA-AZ-XX-DR-A-00-0002-REV 1-OS PL-Location Plan

642-CDA-AZ-XX-DR-A-01-0013-REV 0-Consented Site Plan

642-CDA-Z1-XX-DR-A-03-1000-REV 5-Landscape Plan

642-CDA-XX-XX-DR-A-20-0018-REV 2-Proposed Site Plan

642-CDA-1Z-00-DR-A-05-0100-REV 5-Proposed GF plan

642-CDA-1Z-01-DR-A-05-0101-REV 3-Proposed First Floor plan

642-CDA-1Z-02-DR-A-05-0102-REV 05-Proposed Second Floor Plan

642-CDA-1Z-03-DR-A-05-0103-REV 2-Proposed Roof Plan

642-CDA-AZ-ZZ-DR-A-05-0202-REV 04-Proposed South Elevation

642-CDA-AZ-ZZ-DR-A-05-0203-REV 04-Proposed East Elevation

642-CDA-AZ-ZZ-DR-A-05-0204-REV 03-Proposed West Elevation

642-CDA-AZ-ZZ-DR-A-05-0205-REV 03-Proposed North Elevation

642-CDA-AZ-ZZ-DR-A-05-0206-REV 04-Proposed Street Elevation

642-CDA-AZ-XX-DR-A-01-0200-REV 2 ? Existing Yacht Club Elevations 1 of 2

642-CDA-AZ-XX-DR-A-01-0201-REV 2 ? Existing Yacht Club Elevations 2 of 2

642-CDA-AZ-1Z-DR-A-02-0101 REV 1 ? Level 1 Demolition Plan.

642-CDA-AZ-1Z-DR-A-02-0100 REV 1 ? Level 00 Demolition Plan.

642-CDA-AZ-00-DR-A-01-0101 REV 1 ? Existing Yacht Club Plan Lev 01

642-CDA-AZ-00-DR-A-01-0100 REV 2 ? Existing Yacht Club Plan Lev 00

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00361/FUL>

Hullbridge Parish council has no objection

26/00381/FUL - 192 Ferry Road Hullbridge Essex SS5 6JZ.

Hip to gable roof extension, extend existing front and rear dormer

<https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmlpt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2726/00381/FUL%27&history=c233297af2a74b30b36dcfba25a906ac>

Hullbridge Parish council has no objection

No objections from the committee on application 26/00202/FUL – 153 Lower Road, Hullbridge for re-consultation due to revised plans and documentation due to a 2 week deadline. Delegation

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00113/FUL>

Hullbridge Parish council has no objection

26/00202/FUL – 153 Lower Road, Hullbridge. Proposed first floor side extension.
[Link to planning application documents and plans](#)
Hullbridge Parish council has no objection

26/00310/FUL – 6 West Avenue, Hullbridge SS5 6JU. Proposed two-storey rear extension, incorporating balcony and garage conversion to front.
[Link to planning application plans and documents](#)
Hullbridge Parish Council No objections

26/00331/FUL – 26 Riverview Gardens, Hullbridge SS5 6LS. Raise ridge, new rood, single storey and two storey extensions. **Hullbridge Parish Council No objections**
[Link to planning application plans and documents](#)

26/00291/LDC – Beech Croft, Burlington Gardens, Hullbridge. Application for a Lawful Development Certificate for existing dwelling. **Hullbridge Parish Council Noted**

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 Stephensons 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.

26/00126/FUL – 284 Ferry Road, Hullbridge. Extension and refurbishment of the existing building, remodelling and extension of the car park, external lighting, outside bar extension, landscaping and associated infrastructure following the demolition of existing extensions. [Link to planning application documents and plans](#)

HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING

26/00027/FUL – The Rayleigh Club, Hullbridge Road, Rayleigh. Proposed siting of 6 No. storage containers and the construction of a single storey building for use as greenkeeping maintenance facilities. Removal/demolition of existing building/containers from another part of the site. Laying of hardstanding to form car parking, service yard and wash down facility for use in associated with the operation of the existing golf course with associated landscaping. Alteration of existing vehicular access off Hullbridge Road.

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

Hullbridge Parish Council objects for the following reasons:

- Unacceptable intrusion into the Green Belt. This area needs to remain open and undeveloped. This proposal would reduce the amount of Green Belt and thereby become a contributory factor to the increased merging of the communities of Hullbridge and Rayleigh (coalescence).
- There are serious concerns that if this application goes ahead, then it could lead to surrounding Green Belt being re-classified as Grey Belt and thereby open to further unacceptable levels of development.

This application is Inappropriate Development within the Green Belt. It is not agricultural, forestry or essential infrastructure and therefore is "Inappropriate" and Harmful. Residents have expressed concerns to the Parish Council, that trees and bushes have already been cut down in preparation for what can only be this application.

- Unacceptable Infrastructure Strain due to Inadequate Road capacity at proposed ingress and egress location. The proposed entrance would cut across a cycle path, thereby presenting a potential safety hazard for cyclists, vehicle drivers and pedestrians alike. It also appears to present a sharp turn into the site, particularly for those vehicle drivers making a left-hand turn and thereby an additional safety hazard. Lack of detail as to how the water ditches would be bridged.
- The application presents a significant Negative impact on the local biodiversity and ecological habitats. Insufficient BNG being proposed. Should be in line with Essex Local Nature Recovery Strategy.
- The scale, height and design of the proposal is out of keeping with the surrounding countryside.
- HPC have concerns over the risk of Chemical Residue pollution, created from the re-siting of the car wash, seeping into the adjacent lake and therefore severely harming the wildlife, fowl, fish, reptiles and invertebrates that inhabit the lake and its environs. We are not convinced by the comments that there will be no gravitational movement towards the lake.
- HPC also has concerns of the potential negative impact of increased levels of surface water drainage generated by the re-sited car wash will have on the ditches that run parallel with Hullbridge Road. There appears to be an over-reliance on the proposed SuDS ability to mitigate the levels of run-off and of pollutants into the ditches.

26/00202/FUL – 153 Lower Road, Hullbridge. Proposed first floor side extension.

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

HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING

26/00203/FUL – 81 Hillcrest Avenue, Hullbridge. Proposed single storey rear extension with roof lights. Proposed outbuilding and new replacement fencing. [Link to planning application documents and plans](#)

HULLBRIDGE PARISH COUNCIL HAS NO OBJECTION. PENDING

26/00048/LDC – Stable block 1 at Hanover Farm, Central Avenue, Hullbridge. Application for a Lawful Development Certificate for an existing use of stable buildings and storage container. **Hullbridge Parish Council Noted. PENDING**

25/00494/LDC– Plot B Land North of public open space Ferndale Road, Rayleigh. Application for a Lawful Development Certificate for existing use of land for recreation/leisure (sui generis) **Hullbridge Parish Council - Noted – no comment. PENDING**

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

19/00584/OUT for 190 Lower Road. Councillors noted that no new date had yet been given for this application to be heard at Development Committee meeting. **Hullbridge Parish council objects on the same grounds as before with the addition of objecting to the highway of Central Avenue, which must not be closed, blocked off or obstructed. PENDING**

19/00584/OUT – 190 Lower Road, Hullbridge. Outline application for 120 dwellings comprising 23 no.1-bed, 39 no.2-bed, 42 no.3-bed and 16 no. 4-bed dwellings with access and layout on land comprising 190 Lower Road and Land between Central Avenue and Burlington Gardens. **HPC Object. PENDING**

21/00197/COND_B – Pumping station, Watery Lane, Rawreth. Breach of condition 2 (number of caravans per pitch); condition 8 (erection of fence/walls); condition 9 (visiting caravans not to be static) **PENDING**

20/00213/COND_C – Even Keel, Kingsmans Farm Road, Hullbridge. Obstruction to public footpath 9 – informative (not planning condition) on decision notice requires public right of way to be kept unobstructed all the time – consent granted on application 05/00292/FUL. **(DEL December 2020) PENDING**

20/00215/COND_C – The Boathouse, 18 Kingsmans Farm Road, Hullbridge. Breach of condition 2 of 07/01071/FUL – The public footpath which runs over the whole width of the sea wall shall be kept free of obstruction at all times. REASON: To ensure that the public footpath can be used without hindrance. **(DEL December 2020) PENDING**

20/00216/COND_C – The Crouch, Kingsmans Farm Road, Hullbridge. Breach of condition 5 of 17/00540/FUL – The proposed steps to be used to gain access to the gangway and pontoon shall be temporary, removable and shall not be left in place so as to obstruct the public's use of Footpath 9 Hullbridge. REASON: To ensure that no permanent structures are positioned so as to obstruct the public right of way. **(DEL December 2020) PENDING**

20/00217/COND_C – Browhead, Kingsmans Farm Road, Hullbridge. Breach of condition 5 of 17/00541/FUL – The proposed steps to be used to gain access to the gangway and pontoon shall be temporary, removable and shall not be left in place so as to obstruct the public's use of Footpath 9 Hullbridge. REASON: To ensure that no permanent structures are positioned so as to obstruct the public right of way. **(DEL December 2020) 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. Development Committee cancelled, awaiting update.

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.**
- PENDING**