HULLBRIDGE PARISH COUNCIL

PLANNING & INFRASTRUCTURE - October 2026

Planning applications to be considered on 14th October 2026

26/00682/FUL - 3 Minke Mews Hullbridge Essex SS5 6FR
Single storey rear extension with roof lantern
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00682/FUL

26/00673/FUL - 21 The Walk Hullbridge Essex SS5 6LW
Extend existing side flat roof dormer (Facing Birchdale)
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00673/FUL

26/00703/FUL - Riverside Kingsmans Farm Road Hullbridge Essex
Side staircase (retrospective)
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00703/FUL

UPDATE

26/00279/FUL – Land South Of Woodville, Hullbridge Road, Rayleigh, Essex
Change of use of land to mixed use equestrian and Gypsy/Traveller site comprising 5 pitches with the siting of 1 mobile home per pitch and the erection of a shared dayroom.
Link to planning application plans and documents:
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00279/FUL
Given the close proximity of the site to Hullbridge, we would like to make the following comments:
We would like to object to the proposal on the following grounds.
Hullbridge Parish Council is generally opposed to any developments on Green Belt Land.
The development proposed would affect the visual amenity of the site, with hardstandings, driveways etc, creating an urbanising effect that would degrade the natural character of the rural landscape.
The loss of biodiversity through negative impacts on local wildlife habitats, trees, hedgerows etc. There seems to be a lack of information regarding the arboricultural impact on the site from the proposal.
Lack of detail regarding arrangements for foul and drinking water.
Poor access for ingress and egress onto Hullbridge Road, especially for large vehicles."

26/00551/FUL – Land At Broadway Gardens Hanover Farm Central Avenue Hullbridge. Retrospective application for the: siting of 3 x 20ft freestanding shipping containers, unmodified and used for secure storage, and the retention of a 1.8m high Protek 1000 metal perimeter security fence with a mesh size of 200 x 50mm in 5mm green powder coated wire. **PENDING**
Link to planning application plans and documents:
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00551/FUL

26/00547/FUL – 27 Cedar Drive, Hullbridge. Erection of a two-storey side extension and alteration of existing front extension roof from flat to pitched and construct vehicular crossover. **PENDING**
Link to planning application plans and documents:
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00547/FUL

26/00549/FUL – 48 Burnham Road, Hullbridge – Proposed first floor rear extension. **Hullbridge Parish Council No Objection. PENDING**
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00549/FUL

26/00518/FUL – 104 Ferry Road, Hullbridge. Rear single storey extension with roof lantern. **Hullbridge Parish Council No Objection. PERMITTED**
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00518/FUL

26/00406/FUL – Rosebud, Central Avenue, Hullbridge. Demolition of the existing buildings, and erection of a new 3-bedroom self-build dwelling house (replacement building) and associated landscaping. **Hullbridge Parish Council No Objection. PERMITTED**
Link to planning application plans and documents:
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00406/FUL

26/00496/FUL – 115 Burnham Road, Hullbridge. Loft conversion with front and rear dormers. **Hullbridge Parish Council No Objection. PERMITTED**
Link to planning application plans and documents:
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00496/FUL

26/00395/FUL – Riverside Primary School, Hullbridge. Construct a single storey building housing a classroom for early years education. **Hullbridge Parish Council No Objection. PENDING**
Link to planning application plans and documents:
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00395/FUL

26/00489/FUL – 7 Hilltop Avenue, Hullbridge. Proposed first floor rear extension and fenestration alterations. **Hullbridge Parish Council No Objection. PERMITTED**
Link to planning application plans and documents:
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00489/FUL

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. **Hullbridge Parish Council no objections. REFUSED**
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.
Hullbridge Parish Council no objections. PERMITTED
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. **Hullbridge Parish Council no objections. PERMITTED**
https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00434/FUL

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? REFUSED

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.tmplt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2726/00002/FUL%27&history=fb60b60747b74401b735d41797c9c10f
Hullbridge Parish council has no objection. PERMITTED

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. PENDING

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.tmplt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2726/00381/FUL%27&history=c233297af2a74b30b36dcfba25a906ac
Hullbridge Parish council has no objection. PERMITTED

26/00331/FUL – 26 Riverview Gardens, Hullbridge SS5 6LS. Raise ridge, new rood, single storey and two storey extensions. **Hullbridge Parish Council No objections. PERMITTED**
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. PENDING**

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. PENDING

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. PERMITTED

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. **PENDING**

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 contributary 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.

26/00048/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. GRANT LAWFUL DEVELOPMENT CETIFICATED***
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