Hullbridge Parish Council
Planning & Infrastructure Committee

Held on Wednesday 4th November 2026

7.00pm

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

Councillors present: Cllr K. O'Brien (Chair); Cllr I Kenlin, Cllr J. O'Brien, Cllr D. Elwell, J. Hampstead.
Staff: Mrs Julie Mullett (Assistant Clerk)
Visiting: Councillor T. Hughes (RDC)
1 member of the public present

Minutes

58/11/26 **Apologies for Absence**
58.1/11/26 Councillor. D. Flack

59/11/26 **Approval of Minutes**
59.1/11/26 - The minutes of the meeting of **14th October 2026** were **approved** and **signed** as a true record of the meeting.

60/11/26 **Declarations of Interest**
60.1/11/2026 Councillor D. Elwell declared a non-pecuniary interest regarding Agenda point 5.1 - 26/00717/FUL

61/11/26 **Public Participation on items on the Agenda**
61.1/11/2026 – A member of the public spoke in relation to application 26/00717/FUL

62/11/26 **Planning Applications**
62.1/11/26 RESOLVED – Councillors *considered* the below planning applications;

26/00717/FUL - 8 Padgetts Way, Hullbridge Essex SS5 6LR. Expiry 13/11 PENDING
Proposed Single storey flat roof side extension with roof lantern. Hullbridge
HPC OBJECTS on the grounds that this proposal would present
1. an OVER-DEVELOPMENT of the site. It is questionable as to whether the proposed extension is less than 50% of the original property footprint.
2. Is out of character in terms of its appearance compared with existing development in the vicinity.
HPC are also aware of residents complaints and concerns regarding the current nuisance resulting by the operation of a small building business from these premises, which lies in the corner of a small cul-de-sac https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00717/FUL

26/00687/FUL - Land adjoining Friday Woods, Wellington Avenue, Hullbridge Essex SS5. Expiry 16/11 PENDING

Sub-divide the plot and construct 3 bedroom bungalow with attached garage and private parking. **HPC OBJECTS on the grounds that this application would cause irreversible harm to the Green Belt. Previously, all applications in this area have been refused due to the adverse impact on the Green Belt.**

HPC would contest the re-designation of this area as Grey Belt referred to in the Design and Access Statement.

(A) The local ecology and biodiversity comprises of protected mammals, amphibians, reptiles, birds, owls, invertebrates and bats that all freely frequent and rely on the local habitat.

(B) There are also flower species, referred to in the ECO document, that are closely associated with Ancient Woodland and there is such woodland not far away.

(C) We would also, contest that this development, albeit a single building, would not contribute to the coalescing of neighbouring settlements into others. There are proposals in the draft local plan for significant development on the adjoining golf driving range and nearby proposed developments which would effectively join the settlements of Rayleigh and Hullbridge to become a single urban sprawl. This would be well known to the developers.

It should also be noted that this property lies along unadopted roads and would create significant nuisance during construction and potential harm to the road surface from construction vehicles.

https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00687/FUL

26/00648/FUL - Land Opposite Junction Cranleigh Gardens, Kingsway, Hullbridge. Expiry 27/11 PENDING

Proposed 1no. 4-bed chalet style dwelling. **HPC OBJECTS on the grounds that this application would cause irreversible harm to the Green Belt. Previously, all applications in this area have been refused due to the adverse impact on the Green Belt.**

HPC would contest the re-designation of this area as Grey Belt because

(A) The local ecology and biodiversity comprises of protected mammals, amphibians, reptiles, birds, owls, invertebrates and bats that all freely frequent and depend on the local habitat.

(B) There are also flower species, referred to in the ECO document, that are closely associated with Ancient Woodland some of which is not far away.

(C) We would also, contest that this development, albeit a single building, would not contribute to the coalescing of neighbouring settlements into others. There are proposals in the draft local plan for significant development on the nearby golf driving range and nearby proposed developments which would effectively join the settlements of Rayleigh and Hullbridge to become a single urban sprawl. This would be well known to the developers.

It should also be noted that this property lies along unadopted roads and would create significant nuisance during construction and potential harm to the road surface from construction vehicles.

https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00648/FUL

Councillors also expressed concerns that for at least three known planning applications considered recently by HPC, NO notifications had been sent to neighbouring properties and that this had caused considerable anger and resentment. It was agreed that the other Town and Parish Councils across Rochford District be canvassed to see if they are experiencing the same issues. Any further actions resulting from the canvassing be considered at the next P&I meeting.
ACTION – Assistant Clerk to Action

62.2/11/26 **RDC Local Plan (Regulation 19)**
Councillors **received** an update from Cllr Tina Hughes stating that no new information was available at present. Councillors **agreed** to defer the review of the Hullbridge Parish Council Regulation 18 submissions until further information becomes available.

63/11/26 **Report on changes to the planning system**
63.1/11/26 RESOLVED – Councillors **received** the Clerk's report and Councillor. Kevin O'Brien gave an overview of the meeting he attended with Councillor Elwell regarding these changes and advised training from RDC will be offered to both Councillors and staff in due course.

64/11/26 **Dengie Report**
64.1/11/26 RESOLVED – Councillors **received** information on the Dengie Peninsula Energy Park report, **discussed** and **agreed** to make no response at this stage but will continue to monitor.

65/11/26 **Street Lighting**
65.1/11/2026 Councillors **noted** the street lighting report.
65.2/11/2026 Councillors **noted** a decision was still pending regarding Rochford District Council rolling out LED streetlights. Councillor Tina Hughes agreed to chase up on our behalf.
ACTION – Assistant Clerk to Action

66/11/26 **Date of the Next Meeting**
66.1/11/2026 Councillors to forward any items for the next agenda.
66.2/11/2026 Date of the next meeting Wednesday 25th November 2026 7pm at the *Parish Office*

Meeting Closed at 20:03
Julie Mullett – Assistant Clerk

Chairman Signed: _____ Date _____