



Hullbridge Parish Council

Planning & Infrastructure Committee

Held on Wednesday 1st April 2026

7pm

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

Councillors present: Cllr K. O'Brien (Chair); 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

139/04/26 Apologies for Absence

139.1/04/2026 – Apologies from Cllr J. O'Brien were *noted*.

140/04/26 Approval of Minutes

140.1/04/2026 - The minutes of the meeting of **11th March 2026** were ***approved*** and ***signed*** as a true record of the meeting by the Chair.

141/04/26 Declarations of Interest

141.1/04/2026 Councillor I. Kenlin advised of a non-pecuniary interest for planning application 26/00126/FUL. It was noted that the Assistant Clerk has a non-pecuniary interest in planning applications 26/00202/FUL and 26/00218/FUL.

Cllr P. White arrived 19.08

142/04/26 Public Participation on items on the Agenda

142.1/04/2026 – A resident spoke and reported that a streetlight on the bend by The Dome is not working. Councillors agreed for the Assistant Clerk to obtain quote from the street lighting contractor.

ACTION – Assistant Clerk to action.

143/04/26 Planning Applications

143.1/04/2026 Councillors ***noted*** the below planning Applications:

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. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00126/FUL> **Hullbridge Parish Council has no objection.**



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. <https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00027/FUL> **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.
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00202/FUL>
Hullbridge Parish Council has no objection.

26/00218/FUL – 7 Hilltop Avenue, Hullbridge. Proposed single storey side extension and first floor front extension with fenestration alterations.
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00218/FUL>
Hullbridge Parish Council has no objection.

26/00203/FUL – 81 Hillcrest Avenue, Hullbridge. Proposed single storey rear extension with roof lights. Proposed outbuilding and new replacement fencing.
<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=26/00203/FUL>
Hullbridge Parish Council has no objection.
ACTION – Assistant Clerk to action.

144/04/26 Bus Services

144.1/04/2026 - Councillors **received** an update from the Assistant Clerk regarding the rumoured changes to bus route no. 20 and **agreed** the next steps.

Assistant Clerk & Clerk to Action.

145/04/26 High Elms Estate – Maintenance issues

145.1/04/2026 - Councillors **received** information from the Assistant Clerk regarding the issues surrounding refuse containment, Councillors **discussed** and **agreed** next steps.

Assistant Clerk to Action.

146/04/26 Footpath 9 Part collapse

146.1/04/2026 - Councillors **received** an update from the Assistant Clerk and **discussed** and **agreed** next steps.

Assistant Clerk to Action.

147/04/26 Action Plan

147.1/04/2026 Councillors **agreed** the changes to the Action Plan.

Assistant Clerk to Action.

148/04/26 Street Lighting

148.1/04/2026 Councillors **noted** the report and **agreed** to discuss the next tranche of LED lights at the Planning & Infrastructure Committee meeting on 3 June 2026. Councillors will also **consider** the quotation for the streetlight on the bend by The Dome at that meeting.

Assistant Clerk to Action.

149/04/26 Date of the Next Meeting

149.1/04/2026 Date of the next meeting Wednesday 22nd April 2026 7pm at the *Parish Office*.

149.2/04/2026 Councillors to forward any items for the next agenda.

Meeting Closed at 20:23

Julie Mullett

Chairman Signed: _____ Date _____