

**Minutes of the meeting of the
PLANNING COMMITTEE
held on Thursday 21st August 2025 12:00pm
in the Annex, Hawkwell Village Hall, Main Road, Hawkwell**

Cllrs present: Chair Mrs M Weir, L Fane, Mrs L Massey, S May & Miss M Ward.

Also present: One member of the public and Cllr A MacPherson (from 12:45pm).

PL 25/14 Receive apologies for absence:

All members were present.

PL 25/15 Declarations of any:

a) Disclosable Pecuniary Interest;

b) Other Registrable Interest;

on any matter on the agenda for 21st August 2025:

Cllr Miss M Ward declared an interest in respect of application 25/00528/FUL as she was a member of the church.

PL 25/16 Public Forum:

One member of the public was present.

PL 25/17 Approve Minutes of the Planning Committee meeting held on 18th June 2025:

Members approved the minutes of the Planning Committee meeting held on 18th June 2025.

PL 25/18 Planning Applications:

Responsibility: Weekly list

Application: 25/00528/FUL. Emmanuel Church, Main Road, Hawkwell.

Retrospective Planning Application (Section 73a) for the siting of a shipping container on land adjacent to Emmanuel Church (Hall) for temporary ancillary use.

A representative for the application was present. The Chair allowed them to give a summary of the reasons the application was now retrospective. The Clerk reminded Members that they had seen a complaint about the shipping container at the General Purposes Committee meeting and Members had supported the addition of a temporary facility if it benefitted the community.

Members noted the original advice from Rochford District Council (RDC) that planning permission was not required but that now the advice had changed without any clear reason. Members noted the container would be removed and that the church would have interior alterations in the future to cater for the children.

Members had no objections to the application and noted that they fully supported the Church's community mission to provide a facility for children.

Application:25/00539/OUT. Land between Bovers and Gusted Hall Lane, Main Road, Hawkwell.

Outline planning application (with all matters reserved except access to the site) for residential development including affordable housing (Class C3); a SEND/Community facility (Classes F1 and F2); vehicular access from Main Road (with additional emergency vehicular access from Main Road (with additional emergency vehicular access from Gusted Hall Lane); public open space; and associated infrastructure.

Members noted the extensive set of plans. The Clerk had requested an extension to submit Council's response which had been granted by RDC; the Clerk would submit the Committee's response by the 4th September 2025. It was agreed key aspects of the objection would include: inappropriate building on Green Belt/Grey belt; incorrect definition of "very special circumstances" when building on Green Belt land; inadequate and incorrect infrastructure designs and claims, particularly relating to bus travel and cycle networks; inadequate SEND facilities along with failures in safeguarding provisions for such a facility; flooding concerns particularly due to the lack of investment to repair /improve water mains, noting continual issues with burst pipes along the site; procedural invalidity with incomplete ecological assessments submitted; incongruity in design, particularly relating to the road facing flat blocks; irreversible damage to biodiversity, including wildlife and loss of arable farmland; lack of safeguarding accountability information; failures in a suitable road safety design, noting access on and off the site would be hazardous given the bends along that stretch of the B1013; unacceptable increase in noise and pollution and the unreasonable and unmanageable impact on local services such as doctors, schools, dentists etc.

Application: 25/00543/FUL. 495 Ashingdon Road Ashingdon SS4 3EU.

Change of use from a private pool to be able to rent it out for a mother and toddler swim sessions and one to one sessions for children with learning disabilities and/or Autism.

Members enquired if there would be limit of how many facility users would be permitted to use the pool during each session; Members had no objections provided there would be adequate parking for the facility.

Cllr A MacPherson entered the Chambers at 12:45pm.

Application: 25/00583/FUL. 50 Rectory Avenue, Rochford SS4 3AW.

Proposed single storey side extension.

Members had no objections.

Responsibility: Delegated

Application: 25/00152/FUL. 4 Uplands Close, Hawkwell SS5 4DN.

Demolition of existing entrance porch and conservatory and detached garage/storage.

Provide a new two-storey side extension. (Revised application.)

Members had no objections provided there would be adequate parking following the removal of the garage.

Application: 25/00594/FUL. St Mary's House, Rectory Road, Hawkwell.

Proposed single storey rear extension.

Members had no objections.

Application: 25/00595/FUL. 40 Uplands Road, Hawkwell SS5 4DH.

Proposed enclosed porch and canopy to front and alter elevations.

Members had no objections.

The Chair declared the meeting closed at 1:00pm

Chair