

**Minutes of the meeting of the
PLANNING COMMITTEE
held on Monday, 29th September 2025 at 10:15 am
in the Parish Office, Hawkwell Village Hall, Main Road, Hawkwell**

Cllrs present: Chair Mrs M Weir, C Morris, J Dunkley, L Fane & Mrs L Massey.

Also present: Three members of the public.

PL 25/19 Receive apologies for absence:
Apologies were received from Cllrs S May & Miss M Ward.

PL 25/20 Declarations of any:
a) Disclosable Pecuniary Interest;
b) Other Registrable Interest;
on any matter on the agenda for 29th September 2025:
Cllr Mrs Massey declared an interest in the application 25/00631/FUL, by virtue of being a close neighbour.

PL 25/21 Public Forum:
Three members of the public were present.
P1 indicated they were present to hear discussions about application 25/00644/OUT.
P1 congratulated Council for their comprehensive objection letter to the Mount Bovers application (25/00539/OUT).

PL 25/22 Approve Minutes of the Planning Committee meeting held on 21st August 2025:
Members **approved** the minutes of the Planning Committee meeting held on 21st August 2025.

PL 25/23 Notice of Outline Planning Application in Rochford Parish (For Discussion)

Application No. 25/00644/OUT. Land North of Pelhams Farm, Hall Road, ROCHFORD, Essex.

Outline Application (except for access and phase 1 landscaping buffer for which detailed approvals are sought) for the residential development of up to 325 private and affordable dwellings and a Class E and/or Class F2 unit; together with open spaces including natural green space for the mitigation of protected sites; a minimum of 10% biodiversity net gain; a new vehicular and pedestrian access off Hall Road; and associated landscaping and infrastructure. Please Note: Regarding the Phase 1 Landscaping buffer, this is applied for in detail, all other landscaping matters are reserved for future consideration.

Members to consider submitting a formal response to this application, which falls within a neighbouring Parish.

P2 asked if he could speak, to which the Chair agreed. P2 reported a meeting residents had had with the developer at the pre-application stage. The developer stated the site was Grey Belt; the residents pointed out the site was arable farmland which is farmed. P2 suggested the developer's designation of Grey Belt should be

strongly challenged. P1 referred to the Green Belt Assessment that Rochford District Council (RDC) had not yet commenced, asserting that the review findings should be taken as the definitive evidence for whether a piece of land is designated as Green or Grey Belt. P2 stated this would put RDC in a stronger position when assessing applications on Grey Belt sites against those on Green Belt sites. Without the green belt assessment, the bias would be in the developer's favor.

P2 asserted that the development must have two vehicular access/exits, in addition to an emergency exit. The application plans only had 1 access/exit point, with another emergency exit. P2 expressed strong concerns about the position of the access/exit point from Hall Road into the proposed development, noting its proximity to the roundabout. P2 stated Hall Road was like a race track and raised safety concerns for drivers and pedestrians due to traffic travelling at high-speed passing the access point along Hall Road, as a huge increase of vehicular movements would cross the Hall Road carriageway, accessing and exiting the application site.

Members discussed the changes in terminology relating to separation of villages and towns and that the convergence of villages had been removed with convergence of towns replacing it.

The Chair advised the main objection should be that the application is premature, being in advance of the RDC Local Plan, which should consider individual applications as a part of the recent number of large housing development applications close by.

It was **agreed** key aspects of the objection would include: inappropriate building on Green Belt, failure of developers to demonstrate "very special circumstances" when building on Green Belt land (the reasons for Green Belt are to separate areas, prevent sprawl and protect local identity); application constitutes 'urban sprawl' and does not meet the 'Golden Rules'; inadequate number of access points to access and exit the site from Hall Road; unsuitable position of the proposed access point and road safety design, noting access on and off the site would be hazardous as it is near a bend close to a large roundabout (a slip road should be required); inadequate infrastructure to meet sustainable transport options, particularly relating to bus travel and cycle networks; lack of response from Essex County Council (ECC) Highways to the application (a decision should be deferred until this is available); irreversible damage to biodiversity, including wildlife and loss of arable farmland; lack of explanation from the developer in regard to the stated 10% biodiversity net gain, baseline ecological surveys incomplete; unreasonable and unmanageable impact on local services such as doctors, schools, dentists etc.

PL 25/24 Planning Applications:

Responsibility: Committee/ Weekly List

Application:25/00616/FUL. 12 Adams Glade, Ashingdon, SS4 3LA.

Retrospective application for change of use of land to garden and erection of fence.

Members objected to this application on the grounds that the information supplied indicated it may constitute a 'land grab', which could set a precedent. However, Members understand that RDC will need to base their decision on having sight of the relevant property deeds.

Responsibility: Delegated

Application: 25/00631/FUL. 9 Woodville Close, Hawkwell SS4 1SN.
Loft conversion incorporating pitched roofed front dormers and flat roofed rear dormer.
Members had no objections to the application.

Application: 25/00675/FUL. 14 Silverthorn Close, SS4 1SG
Demolish Existing Canopy, Erect Proposed Single Storey Side Extension and Front
Porch
Members had no objections to the application.

For Information

Application: 25/00571/LDC. 267 Main Road, Hawkwell SS5 4NR.
Application for a Lawful Development Certificate for proposed hip to gable roof
extension incorporating rear dormer and front roof lights.
Members noted the information.

The Chair declared the meeting closed at 10.43 am.

Chair