

**Minutes of the meeting of the
PLANNING COMMITTEE
held on Tuesday 16th December 2025 at 11:28am
at the Parish Office, Hawkwell Village Hall, Main Road, Hawkwell**

Committee Cllrs present: Chair Mrs M Weir, Mrs L Massey, J Dunkley, L Fane (from 11:34am), C Morris, S May & Miss M Ward.

PL 25/31 Receive apologies for absence:

No apologies were received.

PL 25/32 Declarations of any:

a) Disclosable Pecuniary Interest;

b) Other Registrable Interest;

on any matter on the agenda for 16th December 2025:

No declarations were made.

PL 25/33 Public Forum:

No members of the public were present.

PL 25/34 Approve minutes of the Planning Committee meeting held on the 10th November 2025:

Members **approved** the minutes of the Planning Committee held on 10th November 2025.

**PL 25/35 Notice of Planning Appeal to the Secretary of State (LPA ref: 25/00631/FUL) 9
Woodville Close, Rochford:**

Members noted the information.

**PL 25/36 Email regarding changes to the National Planning Policy Framework (NPPF) and
Planning Practice Guidance (PPG) previously circulated:**

The Clerk stressed the importance of being aware of the changes. Members questioned what the future of the Parish Council Planning Committee would be, especially when it came to being a consultee for large developments (150 and more houses). Members discussed the possible impact of Devolution and Local Government Reform (LGR) and wondered if more responsibility would actually be given to Parish Councils for smaller developments. It was noted there was a large amount of uncertainty surrounding the matter.

Cllr L Fane entered the meeting at 11:34am

PL 25/37 Rochford District Council (RDC) Site Assessment methodology paper:

a) Link to paper approved by the RDC Planning Policy Committee on the 8th

December 2025: The Chair would go through the information over the Christmas period.

It was noted the lack of Local Plan (LP) continued to be an issue, but concerns were raised over the impact and effectiveness of the LP even when ready. Issues were raised about over-population and the failed/failing infrastructure. The Clerk informed Members that Regulation 18 of the LP would require comment from Council, when ready. The Clerk advised Members go through the site allocations for Hawkwell to ensure Council would be better equipped for comment. It was noted the information from RDC was not easily accessible; RDC had advised the information would be made more user-friendly.

Members agreed to go through the list for Hawkwell and share the What3Words with each other for the Hawkwell site locations.

**b) Letter from resident regarding Call for Sites potential allocations
CFS242/CFS242(a) adjacent to Glencroft Open Space:**

Members were unclear how the two parcels of land joined. It was agreed Members needed to look at all options for Hawkwell to enable them to make informed decision. It was further agreed a response should be sent to the resident, assuring them Council would look at this appropriately, when needed, and when presented in a greater context for the LP's Regulation 18.

PL 25/38 Planning Applications:

Responsibility: Delegated

Application: 25/00806/OUT. Land south of 237 to 249 Rectory Road, Hawkwell.

Outline application for the erection of nine dwellings with all matters reserved except for access to the site only.

Members noted a historic application for three dwellings had been refused and the new proposal now included nine properties. Members objected to the application based on over-development; it was felt that a maximum of six bungalows would be more appropriate.

Members also objected to the application on the basis the height of the properties facing Rectory Road were over-bearing. Members felt that should the application be approved, the property type should be bungalows or chalet bungalows.

Further objections were raised regarding the access of the potential site, noting the narrowness of the proposed road.

Members also raised concerns about the possibility of an ancient hedgerow along the access point of the development. Members also were concerned a development in this area would set a precedent for further housing developments in the surrounding field land near to the site.

For information:

Application: 25/00859/DOC. 59 Victor Gardens, Hawkwell SS5 4DS.

Discharge of conditions no. 3 (external materials) no. 4 (obscure glazing) and no 5. (water consumption) Proposed single storey flat roof rear extension with rooflights, including the part demolition of the existing garage.

Members had no objections to this application.

The Chair declared the meeting closed at 12:12pm.

Chair