



LIST OF PLANNING APPLICATIONS RECEIVED

WEEK ENDING: 21st November 2025

The following applications have been received by the Council. Any persons or organisations wishing to make comments on these applications should do so in writing to Emma Goodings Director of Place, Post and parcel deliveries **ONLY**: Rochford District Council, Launchpad, Airport Business Park, Rochford, Essex, SS4 1YH. within 18 days of the date of this list.

(Planning applications for review relate to: Full planning permission (FUL), Change Of Use, Listed Building (LBC), Advertisement (ADV), Lawfulness Existing only (LDC)).

Members should contact the Planning Officers if they consider there would be justification for a Member site visit concerning any particular Committee Item listed herein, prior to the application being considered at Committee. This should be done within the next 14 days.

Copies of the applications and plans may be inspected at the above address during normal office hours.

Parish: **Hullbridge Parish Council**
Ward: **Hullbridge**

Responsibility:	Weekly List	Officer: Mr Thomas Byford
Proposal:	New build, sustainable, 3 Bed self-build dwelling.	
Determination Date	12th January 2026	
Location:	Land Between Donville And Torwood Kingsway Hullbridge Essex	

Grid Reference Easting 580967 Northing 193987

Applicant:	Mr S Gok Land Between Donville And Torwood Kingsway Hullbridge Essex SS5 6DR	Agent:	JFD Architecture - Mr James Furzer Basement Studio, Hill House 24 High Street Billericay CM12 9BQ
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Ward Cllr(s): Cllr M Hoy
Cllr S A Wilson
Cllr Mrs T D Knight

Parish: **Hockley Parish Council**
Ward: **Hockley**

Responsibility: Weekly List Officer: Mr Richard Kilbourne
Proposal: Change of use of an existing building from horticultural use to residential with alterations to the external to include demolition of existing porch and erect replacement porch, alterations to garage doors and external fenestration including a new dormer window to first floor rear elevation. Change of use of area surrounding building to residential curtilage

Determination 8th January 2026

Date

Location: Valley View Church Road Hockley Essex SS5 4SS

Grid Reference Easting 582554 Northing 192859

Applicant:	Mr & Mrs Stoner C/o Agent	Agent:	Miss Kate Jennings Whirledge & Nott The Black Barn Lubards Lodge Farm Hullbridge Road Rayleigh SS6 9QG
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Ward Cllr(s): Cllr A H Eves

Cllr J R F Mason

Cllr P Capon

25/00772/OUT

Parish: **Great Wakering Parish Council**
Ward: **Foulness And The Wakerings**

Responsibility:
Proposal:

Committee/Weekly List; Officer: Mr Arwel Evans
Hybrid planning application comprising: a detailed application including full details of Access, Scale, Layout, Appearance and Landscaping with no matters reserved for a Special Educational Needs (SEN) school (Use Class F1), sports pitch and supporting facilities, construction of access off New Road, car parking, landscaping and associated infrastructure (Zone A as identified on the submitted Application Boundary Plan) and outline planning application with all matters reserved other than 'Access' onto Shoebury Road for up to 360 residential dwellings (Use Class C3), up to 420 sqm flexible commercial space (Use Class E a, b, c and e), including open space, landscaping and associated works and infrastructure (Zone B as identified on the submitted Application Boundary Plan)

Determination
Date

20th January 2026

Location:

Land Adjacent 43 Shoebury Road Great Wakering Essex

Grid Reference

Easting 595038 Northing 187248

Applicant:

Friends Farm Limited
C/o Agent

Agent:

Mr Jon Turner - Sphere25
LLP
5 Rayleigh Road
Hutton
Brentwood
CM13 1AB

Ward Cllr(s):

Cllr D S Efde

Cllr G W Myers

Cllr Mrs J McPherson

25/00786/FUL

Parish: **Hullbridge Parish Council**
Ward: **Hullbridge**

Responsibility: Weekly List
Proposal: Change of use of agricultural land into a secure dog exercise field for public use with new access gate and boundary fencing.

Officer: Mr Thomas Byford

Determination Date: 23rd January 2026

Location: Land East Adjoining Hockley Park Lower Road Hockley Essex

Grid Reference: Easting 583569 Northing 194646

Applicant: Dome Village Ltd
C/O Agent

Agent: Reeve Brown - Mr Sam Lees
Linkwood Stud
Halstead
CO9 2PE

Ward Cllr(s): Cllr M Hoy
Cllr S A Wilson
Cllr Mrs T D Knight

25/00787/FUL

Parish: **Rochford Parish Council**
Ward: **Roche South**

Responsibility: Weekly List
Proposal: New entrance door to be installed; new delivery driver entrance door to be installed; new canopies to be installed over drive thru windows; existing shopfront frames and first floor windows to be re-sprayed; sections of existing cladding to be re-sprayed

Officer: Mr Thomas Byford

Determination Date: 22nd December 2025

Location: Ground Floor Kefco House Rochford Business Park Cherry Orchard Way Rochford Essex

Grid Reference: Easting 585698 Northing 189095

Applicant: Kefco Group Limited

KFC
Cherry Orchard Way
Rochford
SS4 1GP

Agent: Mr Richard Hindle
Wheatley Springs Barn
Wheatley Lane Road
Barrowford
Nelson
BB9 6QS

Ward Cllr(s): Cllr Angelina Marriott

Cllr M J Steptoe

Cllr A L Williams

25/00788/ADV

Parish: **Rochford Parish Council**
Ward: **Roche South**

Responsibility:

Weekly List

Officer: Mr Thomas Byford

Proposal:

Installation of signage to the building consisting of; 1No. White KFC Letters, 1No. Colonel & Bucket, 1No. Neon Bucket Portal, 1No. Entrance Lightbox, 1No. Entrance Vinyl, 1No. Opening Hours Vinyl, 2No. Pull Vinyls, 1No. "HELLO ROCHFORD" Hanging Sign, 3No. KFC Lightboxes, 1No. Order, Pay & Arrow Vinyl, 1No. Feather Vinyl, 1No. Delivery Entrance Vinyl, 1No. Collect & Arrow Vinyl, 1No. Lets Get Together Vinyl.

Installation of site signage consisting of; 2No. Blade Pylon Signs, 1No. Height Restrictor, 2No. Leader Boards, 1No. Menu Board, 1No. Traffic Directional Sign, 1No. Large Order Bay Sign, 2No. Disabled Parking Signs, 1No. Exit Sign.

Determination
Date

22nd December 2025

Location:

Ground Floor Kefco House Rochford Business Park Cherry Orchard Way Rochford Essex

Grid Reference

Easting 585698 Northing 189095

Applicant:

Kefco Group Limited
KFC
Cherry Orchard Way
Rochford
SS4 1GP

Agent:

Mr Richard Hindle
Wheatley Springs Barn
Wheatley Lane Road
Barrowford
Nelson
BB9 6QS

Ward Cllr(s):

Cllr Angelina Marriott

Cllr M J Steptoe

Cllr A L Williams

Parish: **Hullbridge Parish Council**
Ward: **Hullbridge**

Responsibility: Weekly List Officer: Mr Thomas Byford
Proposal: Demolition of the existing dwellinghouse and ancillary buildings, and erection of a new 3-bedroom self-build dwelling house (replacement building) and associated landscaping.

Determination Date 13th January 2026

Location: Rosebud Central Avenue Hullbridge Essex SS5 6AU

Grid Reference Easting 581758 Northing 193940

Applicant:	Mr Saunders Rosebud Central Avenue Hullbridge Essex SS5 6AU	Agent:	A9 Architects Ltd - Mr Akos Doboczi 255 London Road Hadleigh Essex SS7 2BN
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Ward Cllr(s): Cllr M Hoy
Cllr S A Wilson
Cllr Mrs T D Knight

25/00800/DOC

Parish: **Rayleigh Town Council**
Ward: **Trinity**

Responsibility: Delegated
Proposal: Discharge of Conditions 4 (Biodiversity Enhancement Strategy), 5 (Lighting Design Strategy for Biodiversity) and 6 (Soft Landscaping and Boundary Treatment Plans) of Planning Consent Ref: 25/00234/FUL
Officer: Mrs Elizabeth Milne

Determination Date: 26th December 2025

Location: Land North Of Devenish Ltd Hambro Hill Rayleigh Essex

Grid Reference: Easting 581343 Northing 192084

Applicant: Devenish Limited
C/o Agent
Agent: Smart Planning Ltd - Ms Madhuri Nair
Old School House
Rettendon Turnpike
Battlesbridge
Wickford
Essex
SS11 7QL

Ward Cllr(s): Cllr Matt O'Leary
Cllr D W Sharp
Cllr Ms S J Page

Parish: **Great Wakering Parish Council**
Ward: **Foulness And The Wakerings**

Responsibility: Weekly List Officer: Mr Thomas Byford
Proposal: Erection of new perimeter fence with entrance gate, Installation of small timber shelter. Change of use of section of field from agricultural to Sui generis (dog walking)

Determination Date 14th January 2026

Location: Thorpe Farm Southend Road Great Wakering Essex SS3 0PU

Grid Reference Easting 591698 Northing 187452

Applicant:	Mr and Mrs Shields Thorpe Farm Southend Road Great Wakering Essex SS3 0PU	Agent:	Mr William Still SKArchitects 1 Nelson Street Southend-on-Sea SS1 1EF
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Ward Cllr(s): Cllr D S Efde
Cllr G W Myers
Cllr Mrs J McPherson

25/00809/FUL

Parish: **Rochford Parish Council**
Ward: **Roche North And Rural**

Responsibility: Committee/Weekly List; Officer: Mr Michael Akinole
Proposal: Full planning application for the phase II works; phased redevelopment including demolition of the existing main school building and sports hall, and erection of new school building and separate sports hall, temporary 2-storey teaching accommodation required until 2028, refurbishment and extension of the existing swimming pool building, and associated landscape and parking works. New sub station.

Determination Date 18th February 2026

Location: The King Edmund School Vaughan Close Rochford Essex SS4 1TL

Grid Reference Easting 587172 Northing 192063

Applicant: Department for Education (DfE)
The Leather Market
Unit LM07 G01
Weston Street
London
Essex
SE1 3ER
United Kingdom
Agent: 3BM Planning
The Leather Market
Unit LM07 G01
Weston Street
London
SE1 3ER
United Kingdom

Ward Cllr(s): Cllr S Wootton

Cllr Phil Shaw

Cllr Mrs L Shaw

25/00810/FUL

Parish: **Ashingdon Parish Council**
Ward: **Hockley And Ashingdon**

Responsibility: Committee/Weekly List; Officer: Ms Julie Ramsey
Proposal: Proposed farm shop to replace existing retail area. Proposed extension to cafeteria and new toilet block.

Determination Date 17th February 2026

Location: Newhall Nursery Lower Road Hockley Essex SS5 5JU

Grid Reference Easting 585361 Northing 194205

Applicant:	Mr Nick White - Hockley Market Garden Centre Newhall Nursery Lower Road Hockley Essex SS5 5JU	Agent:	Mr Pretesh Mistry Mistry Design 28 Wood End Gardens Northolt UB54QJ
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Ward Cllr(s): Cllr M R Carter

Cllr Mrs D L Belton

Cllr R P Constable

Parish: **Hullbridge Parish Council**
Ward: **Hullbridge**

Responsibility: Delegated Officer: Mr Thomas Byford
Proposal: Application for a Lawful Development Certificate for proposed conversion of loft space into 2 bedrooms and a bathroom incorporating flat roofed rear dormer and rooflights to front

Determination Date 9th January 2026

Location: 25 Burnham Road Hullbridge Essex SS5 6BG

Grid Reference Easting 581461 Northing 194313

Applicant:	Mr David Beckwith 25 Burnham Road Hullbridge Essex SS5 6BG	Agent:	Mr Dean Mackintosh MACK 1DESIGN AND BUILD 174 Hart Road Thundersley SS7 3QS
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Ward Cllr(s): Cllr M Hoy
Cllr S A Wilson
Cllr Mrs T D Knight

25/00829/DOC

Parish: **Rochford Parish Council**
Ward: **Roche South**

Responsibility: Delegated Officer: Mrs Elizabeth Milne
Proposal: Discharge of Condition No. 8 (EV Charging) of planning permission ref: 23/00829/FUL, dated 22nd August 2024
Determination Date: 2nd January 2026
Location: Plot 8 Airport Business Park Southend Cherry Orchard Way
Rochford Essex
Grid Reference: Easting 586172 Northing 189507

Applicant: HBD C/O Agent Agent: Boyer Planning - Ms Beth Hill-sanders
120 Bermondsey Street
London
SE1 3TX

Ward Cllr(s): Cllr Angelina Marriott
Cllr M J Steptoe
Cllr A L Williams

25/00834/FUL

Parish: **Rayleigh Town Council**
Ward: **Wheatley**

Responsibility: Weekly List Officer: Mr John Harrison
Proposal: Retrospective application for siting of an InPost Locker
Determination Date: 5th January 2026
Location: 48 Eastwood Road Rayleigh Essex SS6 7JQ
Grid Reference: Easting 580790 Northing 190388

Applicant: InPost UK C/o Agent Agent: NL Jones Planning - Mrs Andi Herrick
Duke House Business Hub
Duke Street
Skipton
BD23 2HQ

Ward Cllr(s): Cllr R C Linden
Cllr Mike Sutton
Cllr A G Cross

25/00839/FUL

Parish: **Hullbridge Parish Council**
Ward: **Hullbridge**

Responsibility: Delegated
Proposal: Convert loft to habitable rooms with two flat roofed rear dormers, roof lights to front & hip to gable alteration, two storey side extension

Officer: Mr Thomas Byford

Determination Date: 6th January 2026

Location: 14 Waxwell Road Hullbridge Essex SS5 6HF

Grid Reference: Easting 581095 Northing 194598

Applicant: Mr & Mrs Wealthall
14 Waxwell Road
Hullbridge
Essex
SS5 6HF

Agent: Mr Robert Parish
RSP Design
20 Strangman Avenue
Benfleet
Essex
SS7 1RB

Ward Cllr(s): Cllr M Hoy

Cllr S A Wilson

Cllr Mrs T D Knight

25/00844/FUL

Parish: **Rayleigh Town Council**
Ward: **Lodge**

Responsibility: Delegated Officer: Ms Julie Ramsey
Proposal: Detached garage to front for tool storage
Determination Date: 7th January 2026
Location: 3 Sandhill Road Eastwood Essex SS9 5BX

Grid Reference Easting 583030 Northing 189773

Applicant: Mr Jack Dormer Agent: Assettle Architecture Ltd - Mr
3 Sandhill Road Kieron Gardiner
Eastwood 182 Bridgwater Drive
Essex Westcliff-on-Sea
SS9 5BX SS0 0DS

Ward Cllr(s): Cllr I H Ward

Cllr R Milne

Cllr R Lambourne

25/00846/DPDP1

Parish: **Rayleigh Town Council**
Ward: **Sweyne Park And Grange**

Responsibility: Delegated Officer: Ms Julie Ramsey
Proposal: Householder Prior Approval for Single Storey Rear Extension.
Projection 6.0m from Original Rear Wall, Eaves Height 2.8m,
Maximum Height 3.0m.
Determination Date: 24th December 2025
Location: 28 Hatfield Road Rayleigh Essex SS6 9AR

Grid Reference Easting 579620 Northing 191431

Applicant: Mr Rajh Yogarajah Agent: Keeran Designs Ltd - Mr
28 Hatfield Road Keeran Sapa
Rayleigh 157 Forest Road
Essex Walthamstow
SS6 9AR London
E17 6HE

Ward Cllr(s): Cllr Ms E L Brewer

Cllr Mrs V A Wilson

Cllr Lisa Jane Newport

25/00848/FUL

Parish: **Hullbridge Parish Council**
Ward: **Hullbridge**

Responsibility: Delegated Officer: Mr Thomas Byford
Proposal: Erect two storey rear extension and form additional storey over ground floor of existing chalet style property.

Determination Date 15th January 2026

Location: 61 Windermere Avenue Hullbridge Essex SS5 6JT

Grid Reference Easting 580693 Northing 194956

Applicant: Mr Lawrence Smith Agent: Mr Colin Stone
61 Windermere Avenue Stone Me Ltd
Hullbridge 5 Fountain Lane
Essex Hockley
SS5 6JT SS5 4ST

Ward Cllr(s): Cllr M Hoy

Cllr S A Wilson

Cllr Mrs T D Knight

25/00850/LDC

Parish: **Hawkwell Parish Council**
Ward: **Hawkwell East**

Responsibility: Delegated Officer: Ms Julie Ramsey
Proposal: Application for a Lawful Development Certificate for a proposed out-building to rear garden

Determination Date 9th January 2026

Location: 31 Macintyres Walk Rochford Essex SS4 3ED

Grid Reference Easting 586367 Northing 192877

Applicant: Mr Mark Desbois Agent: Mrs Sarah Newman
31 Macintyres Walk BDA Architecture
Rochford Studio On The Green
Essex Ballards Gore Golf Club
SS4 3ED Gore Road
Canewdon (Stambridge)
SS4 2DA

Ward Cllr(s): Cllr Mike Webb
Cllr Mrs D P Squires-Coleman
Cllr E O Mason

25/00857/FUL

Parish: **Rayleigh Town Council**
Ward: **Lodge**

Responsibility: Delegated
Proposal: Demolish rear conservatory and construct single storey rear extension with rooflights and rear patio, alterations to elevations

Officer: Mr Thomas Byford

Determination Date
13th January 2026

Location: 306 Eastwood Road Rayleigh Essex SS6 7LW

Grid Reference Easting 582284 Northing 189667

Applicant: Mr & Mrs Head
306 Eastwood Road
Rayleigh
Essex
SS6 7LW

Agent: Mr Mulry
Edith Garland Architecture
1094 London Road
Leigh On Sea
SS9 2AJ
United Kingdom

Ward Cllr(s): Cllr I H Ward

Cllr R Milne

Cllr R Lambourne

If you require further information about any of the applications detailed above, please contact the Planning Administration department:

Tel: 01702 546366

Email: planning.applications@rochford.gov.uk

This document is also available on the Rochford District Council web-site at:

www.rochford.gov.uk

