



BRIDLINGTON TOWN COUNCIL (BTC)
Minutes of the Planning & Environmental Committee held on 10th May 2021
at the Town Council Offices, 2A Marshall Avenue, Bridlington

A Hybrid meeting was held with delegated powers in place for the Town Clerk. Councillors C Marburg & Heslop-Mullens physically attended the meeting. Councillors Finlay, Holmes & Walker remotely attended the meeting. The Town Clerk facilitated the meeting in the BTC Offices.

Councillor Holmes welcomed everyone to the meeting and referred to the intention to permit audio recording of the meeting.

01.21 Welcome & Apologies for absence:

RESOLVED: *Apologies were received and accepted from Councillors Foster & T Milns.*

02.21 Declarations of Interest:

a) To record declarations of interest by any member of the council in report of the agenda items listed below. Members declaring interests should identify the agenda item and type of interest being declared:

RESOLVED: *Councillors Heslop-Mullens declared a non-pecuniary interest in application DC/21/02181/PLF as he has spoken to many people with regards to the application but has not expressed an opinion, Councillor Heslop-Mullens also declared a non-pecuniary interest in item DC/21/00942/PLF as he has previously referred issues with the application. Councillor Walker declared a non-pecuniary interest in item DC/20/01338STREM as he has spoken to many people with regards to the application but has not expressed an opinion. The Bridlington Town Council declared a non-pecuniary interest in item DC/21/01055/PLF as the Council offices are neighbouring property.*

b) To note dispensations given to any member of the council in respect of the agenda items listed below.

RESOLVED: *There were none.*

03.21 Public Participation - Correspondence:

RESOLVED: *There were none.*

04.21 The following planning applications were considered:

DC/20/02181/PLF Erection of single storey extension, external and internal alterations to detached garage to allow use as bungalow with use of outbuilding as garage/domestic storage (retrospective), continued use of garage as joiners workshop
Rear of 107 Marton Road, Bridlington
Application type: Full Planning Permission

Previously - No decision could be made as the suggested noise report requested by Environmental Control is not yet available and the Town Council Planning Committee considers, that given the current circumstances, such a report would be imperative for any decision to be made for this application.

The Committee retrospectively recommended that the application be REFUSED as it is already detrimentally impacting on the residential area. If the planning officer intends to approve this application then the Town Council wishes to refer it to the Eastern Area Planning Sub-Committee to consider all concerns and viewpoints of the application in more detail.

- DC/20/01338/STREM Erection of 470 dwellings with associated infrastructure, open space and landscaping following Outline Planning Permission 14/03565/STOUT (Appearance, Landscaping, Layout and Scale to be considered) (AMENDED APPLICATION FORM, PLANS AND DOCUMENTATION)
Keepmoat Homes Ltd – Land North of Strawberry Fields, Kingsgate, Bridlington
Application type: Strategic Reserved Matters
Recommend the application be REFUSED in its current format and REFERRED to either the Eastern Area Planning Sub-Committee or Strategic Planning to be fully investigated because of the impact of an application of this size on this area of Bridlington. The many areas that the Bridlington Town Council considers requires addressing when the application is referred includes the following points:
- 1. The isolation of Kingsgate Wood is completely unacceptable,**
 - 2. Social housing has not been provided within the application and is essential,**
 - 3. Appropriate archaeological investigations are essential given the previous findings in this area already of a Neolithic and Roman nature,**
 - 4. Current infrastructure requires thorough investigation to ensure that it can support the occupants of 470 houses,**
 - 5. A physical bridge link to Bessingby Way is considered essential to provide a two-way safe and easy access to the three Bridlington schools and shopping. The application evidence strongly suggests that the bridge has been used to provide supporting data but this bridge now does not exist and will require re-installing if the application is to be approved.**
- DC/21/00372/PLF Erection of two storey extension to front, replacement of mono-pitched roof over existing single storey extension to rear with a flat roof incorporating roof lanterns and external alterations (AMENDED PLANS)
172 Sewerby Road, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED
- DC/21/00653/PLF Change of use from a Community Centre to a Café (use Class E(b)) for use as a coffee and cake shop also providing light breakfast and lunches
The Cakery Bakery – West Hill, 33 Bessingby Gate, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED
- DC/21/00942/PLF Erection of a single storey extension to rear following demolition of existing (retrospective), installation of rooflight's and erection of detached garage block to rear following demolition of existing detached garages
25 & 27 Nightingale Road, Bridlington
Application type: Full Planning Permission
Recommend the application be REFUSED as the information provided on the planning portal appears inaccurate and does not fully concur with the actual work being undertaken on site or clearly show access/use of the first floor
- DC/21/00975/PLF Construction of a balcony to front and side over existing garage, installation of replacement windows and part rendering to front elevation
19 Maple Road, Bridlington
Application type: Full Planning Permission
Recommend the application be REFUSED in its current format as the proposed front balcony will set a precedence and detrimentally impact on the street scene of this area. The Planning Committee does not have an issue with application's side balcony.

- DC/21/01050/VAR Variation of condition 3 (approved plans) of planning permission 20/02704/PLF (Installation of external wall insulation and colour render to apartment building following the removal of existing insulation and render)
Together Housing Group – Ebor House, Ferndale Terrace, Bridlington
Application type: Variation of condition
Recommend the application be APPROVED
- DC/21/01055/PLF Change of use of workshop and store to dwelling
Warehouse, 9 Rope Walk, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED
- DC/21/01182/PLF Erection of a single storey extension to rear
26 Sandsacre Road, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED
- DC/21/01207/PLB Construction of secondary glazing windows to front elevations, construction of horizontal slider windows and Bi Folding doors to rear, installation of new ridge vent tiles, conversion of open plan space to living room on ground floor, construction of conservation roof lights to front and rear roof (Retrospective)
9 North Back Lane, Bridlington
Application type: Listed Building Consent
Recommend the application be APPROVED
- DC/21/01219/REM Erection of a dwelling following Outline Planning Permission 19/03619/OUT (access, appearance, landscaping, layout and scale to be considered)
Burlington Properties – Land West of 105 West Crayke, Bridlington
Application type: Approval of Reserved Matters
Recommend the application be APPROVED
- DC/21/01225/PLF Installation of a 20m Orion street pole supporting 6no. antennas and 3no. remote radio units underneath the antennas, installation of a York cabinet, 1no. GPS module and associated development following removal of existing 15m pole
Cornerstone & Telefonica Ltd – Telecommunications Mast, Scarborough Road, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED
- DC/21/01268/PLF Erection of 940mm fence fixed directly to a 760mm high boundary brick wall, overall height of 1700mm (Retrospective Application)
140 St Johns Avenue, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED
- DC/21/01285/PLF Erection of a conservatory to side
101B Marton Road, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED
- DC/21/01305/PLF Change of use of Fish and Chip shop to create additional living accommodation in connection with existing dwelling
14 Main Street, Sewerby, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED
- DC/21/01340/PLF Construction of a balcony at first floor to the front following removal of existing juliet balcony (revised scheme of 21/00229/PLF) (BTC App – ERYC Ref)
45 Sands Lane, Bridlington
Application type: Full Planning Permission
Recommend the application be APPROVED

DC/21/01632/TELCOM Installation of a new 20.00m monopole supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development
 Mobile Broadband Network Ltd & Hutchison 3G UK Ltd – Land South of Stepney Gardens for Proposed Telecommunications Mast, Scarborough Road, Bridlington
 Application type: Telecommunications – Prior Notifications
Recommend the application be APPROVED

DC/21/01654/TELCOM Installation of a new 18.00m monopole supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development
 Mobile Broadband Network Ltd & Hutchison 3G UK Ltd – Land South of the Friendly Forester, 1 Marton Gate, Bridlington
 Application type: Telecommunications – Prior Notifications
Recommend the application be APPROVED

05.21 The following Notices of Decision and Resolutions issued by the East Riding of Yorkshire Council were received:

DC/20/02681/PLF Erection of dwelling with detached garage
 Primebuys Ltd – 25 Pinfold Street, Bridlington
 Application type: Full Planning Permission
*The Council has resolved to **GRANT** permission (BTC App)*

DC/20/04118/PLF Erection of a raised seating terrace to front to allow access out from the existing restaurant
 Aloha Tex Mex Restaurant, 20 South Cliff Road, Bridlington
 Application type: Full Planning Permission
*The Council has resolved to **GRANT** permission (BTC App)*

DC/21/00158/PLF Erection of two storey extension to front and side, application of render to front and sides and replace windows to front
 70 Kingsgate, Bridlington
 Application type: Full Planning Permission
*The Council has resolved to **GRANT** permission (BTC App)*

DC/21/00462/PLF Erection of two storey extension to side
 10 Pinfold Court, Bridlington
 Application type: Full Planning Permission
*The Council has resolved to **GRANT** permission (BTC App)*

DC/21/00501/PLB Installation of replacement windows to the side and rear
 15 Kirkgate, Bridlington
 Application type: Listed Building Consent
*The Council has resolved to **GRANT** permission (BTC App)*

DC/21/00512/PLB Listed Building Consent to re-form later cupboard area to landing forming en-suite shower room, remove inappropriate infill to curtilage store building in rear yard and refenestrate as indicated, remove "fair faced" steel beam over external doors to rear and provide replacement patent lintel with brick soldier arch in reclaimed, provide traditional vertically boarded door to end of passage (l.b. and battened), replace inappropriate door to front entrance with 6 panel door, removed and replace perimeter dry lining as per revised detail
 22 Market Place, Bridlington
 Application type: Listed Building Consent
*The Council has resolved to **GRANT** permission (BTC App)*

DC/21/00551/PLF Construction of dormer window in roof at rear and installation of roof light to front
 81 Harewood Avenue, Bridlington
 Application type: Full Planning Permission
*The Council has resolved to **GRANT** permission (BTC App)*

DC/21/00739/PLF Alterations to front elevation to change integral garage to a home office/workspace
59 Airedale Drive, Bridlington
Application type: Full Planning Permission
*The Council has resolved to **GRANT** permission (BTC App)*

DC/21/01215/TCA Fell 1 Cherry tree as the tree has outgrown its location and surface roots are damaging the
path; Crown lift 1 no. Poplar tree to 8 metres to the north east due to the tree
substantially overhanging the garden
17 Kirkgate, Bridlington
Application type: Tree Works in Conservation Areas
*The Council has resolved to **GRANT** permission (BTC Ref)*

06.21 The Correspondence was noted unless otherwise commented upon:

22.04.21 Forestry Commission/ERYC Enquiry for Information of Felling Licence Register.
22.04.21 Tweed Development – 5G Future Technology Streetworks Promenade, Bridlington.

Signed:



Mayor of Bridlington

Date:

19th May 2021