



BRIDLINGTON TOWN COUNCIL (BTC)
Minutes of the Planning Committee held on 25th March 2024
at the Town Council Offices, 2A Marshall Avenue, Bridlington at 1pm

A meeting was held with six (6) Councillors C Marsburg, T Milns, R Pollard, Andy Walker (Chair), Angie Walker and C Verda in attendance. The Town Clerk facilitated and took the minutes the meeting.

97.23 Welcome:

The Chairman, Councillor Andy Walker, welcomed everyone to the meeting and read out the recording and fire declaration.

98.23 Apologies for absence:

RESOLVED: *There were none*

99.23 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: *There were no declarations of interest in items on the agenda.*

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

RESOLVED: *There were none.*

100.23 Public Participation/Public Correspondence:

RESOLVED: *There were no members of the public present at the meeting.*

101.23 The following planning applications were considered:

DC/24/00130/PLF Change of use of 1 dwelling/flat as first and second floor (class C3) to a mixed use of 1 dwelling/flat (Class C3) or holiday accommodation (sui Generis) including erection of a porch and installation of a Juliet balcony to front (Retrospective Application) (Revised scheme of 23/1164/PLF

Flat 2, 27 Nightingale Road.

Recommend: REFUSAL - the misuse of the swimming pool (see condition 3 of 22/00842/PLF) and overdevelopment of the commercial use is inappropriate for its residential surroundings.

DC/24/00352/STPLF Erection of 74 dwellings and associated infrastructure, drainage and public open space
Gleeson Regeneration Ltd - Field at Grid Reference 518323 469698 Bampton Lane. YO16 6GT

Recommend: REFUSAL for these four reasons.

- 1. The land is designated Open Countryside and an Important Landscape Area. At this time, there is no agreed update and a full review of the Local Plan is scheduled – it may not be development land.**
- 2. The proposed Housing Mix, being almost 50% 3 or 4 bed detached houses is not appropriate for Bridlington's needs.**
- 3. The Viability Study suggests significant reductions in S106 contributions or Affordable Housing or both and this would contravene the policy.**
- 4. Bridlington's current infrastructure cannot cope with the existing population – particularly for health provision. This includes Dentistry as well as Primary and Secondary care so additional developments of this type are not sustainable.**

DC/24/00401/PLF Erection of single storey extension to rear following removal of existing.
KMA Properties Ltd – 240 Queensgate.

Recommended the Application- APPROVED

DC/24/00440/VAR Removal of agricultural occupancy condition on planning permission B474E
Southwold, Easton Road

Recommended the Application- APPROVED

DC/24/00466/PLF Installation of roller shutter (Retrospective Application)
13 Bridge Street

Recommended the Application- APPROVED

DC/24/00501/STVAR Variation to Condition 2 (Approved Plans - Proposed site layout plan only) amendment to proposed adopted highways following planning permission 22/00980/STPLF (erection of 151 dwellings and associated infrastructure, drainage and open space)
Land North of Nostell Way, YO16 6FY.

Recommend APPROVAL - subject to consultees concerns and Humber Archaeology in particular being satisfied.

DC/24/00519/PLF Erection of outbuilding to form garden room with gymnasium (Re-submission of 22/03553/PLF)
31 Sewerby Avenue

Recommend REFUSAL on the grounds of overdevelopment due to the large increase in covered area, the undefined increase in height and the proximity of the new areas to the boundaries. If officers are minded to Approve then a condition be added to limit its use to recreation and incidental use by the occupiers of the host property (31 Sewerby Avenue) to stop this Garden Room becoming a habitable dwelling in its own right and limiting the whole site to a single habitable dwelling, to encompass the substantial garage block.

DC/24/00623/VAR Variation of Condition 12 (approved plans) of planning permission 19/03786/VAR (variation of approved plans of planning reference 03/06645/PLF (as added by condition 2 14/40131/NONMAT) (erection of 16 dwellings following demolition of existing buildings and conversion of existing offices into 6 dwellings) to allow for alterations to the design of proposed buildings) to allow for the layout and design of units 1-6 to be amended
Former Mitchell Works – High Green

Recommend: APPROVAL - Subject to a condition that the building work is completed within 3 years

DC/24/00662/PLF Erection of single storey extension to rear
Ground Floor Flat, 39 Tennyson Avenue

Recommend the application be APPROVED

102.23 To receive the following Notices of Decision: (all Items were noted unless otherwise stated)

DC/23/01378/CLE Certificate of Lawfulness for the continued use of land for the siting and use of a caravan as ancillary accommodation and storage of a touring caravan
Marton Grange Country House, Flamborough Rd, Sewerby
*The Council has resolved to **REFUSE** permission (BTC not considered as ERYC could not accommodate an extension to deadline)*

DC/23/01510/CLE Certificate of Lawfulness for the continued use as a dwelling (use class C3)
28 Tennyson Avenue
*The Council has resolved to **GRANT** permission (BTC no opinion)*

DC/23/02929/PLF Erection of stables and a greenhouse following demolition of existing garden store along with associated works and infrastructure.
Land to the rear of Sewerby Grange, Sewerby Road
*The Council has resolved to **GRANT** permission (BTC app)*

- DC/23/02930/PLF Erection of stables and a greenhouse following demolition of existing garden store along with associated works and infrastructure.
Land to the rear of Sewerby Grange, Sewerby Road
*The Council has resolved to **GRANT** permission (BTC app)*
- DC/23/03190/PLF Change of use from dwelling to form 3 apartments including internal alterations and alterations to window and door to rear
26 Marshall Avenue
*The Council has resolved to **GRANT** permission (BTC Ref)*
- DC/23/03323/PLF Change of use and conversion of former guest house (use Class C1) to a 9 bedroom house of multiple occupancy (HMO) Use Class Sui Generis) and 1 self-contained flat (Use Class C3)
Vernon Villa, 2 Vernon Road
*The Council has resolved to **GRANT** permission (BTC Ref)*
- DC/23/03481/PLB Installation of slim line double glazed timber box sash windows to replace existing timber sash windows to front, rear and side and installation of a six panel timber sash door set to replace existing composite front door.
10 Market Place
*The Council has resolved to **GRANT** permission (BTC app)*
- DC/23/03601/PLF Change of use former guest house (Use Class C1) to 7 bedroom house of multiple occupancy (HMO) (Use Class Sui Generis)
Acomb House, 13 Windsor Crescent
*The Council has resolved to **GRANT** permission (BTC Ref)*
- DC/23/03602/PLF Change of use of former guest house (Use Class C1) to a 10 bedroom house of multiple occupancy (HMO)(Use Class Sui Generis)
Brentwood House Hotel, 42 Princess Street
*The Council has resolved to **GRANT** permission (BTC Ref)*
- DC/23/03667/REG3 Installation of a high rope activity equipment, erection of an office/storage/wc cabin and 1.8m high fencing and construction of pedestrian crossing and paving improvements
Land East of Play Area, South Cliff Holiday Park, Pioneer Road
*The Council has resolved to **GRANT** permission (BTC app)*
- DC/23/03761/PLF Removal of clocks to cupola and replace with timber louvres (AMENDED PLANS)
Kids Corner, 34-35 Queens St
*The Council has resolved to **GRANT** permission (BTC App)*
- DC/23/03769/PLF Erection of detached garage
70 Easton Road
*The Council has resolved to **REFUSE** permission (BTC Ref)*
- DC/23/03935/PLF Erection of single storey extension to rear following demolition of existing bay window
28 St James Road
*The Council has resolved to **GRANT** permission (BTC App)*
- DC/24/00031/PLF Erection of single storey extension to rear (retrospective)
3 Rosewood Close
*The Council has resolved to **GRANT** permission (BTC App)*
- DC/24/00059/PLF Erection of electric sliding gates (1.8 metres) and fence with grey eco UPVC panels (1.8 metres) to front (Retrospective) and planting of 1.4m high privet hedge (resubmission of 23/02672/PLF BTC & ERYC REF)
2A Bempton Lane
*The Council has resolved to **REFUSE** permission (BTC Deferred pending clarification of boundary query)*

DC/24/00436/TCA TCA - Bridlington Hilderthorpe Conservation Area - Fell 1 no. Willow tree due to severe lean towards garage and parking area of property
90 Cardigan Road
*The Council has resolved to **RAISE NO OBJECTIONS** (BTC app)*

102.23 To receive items of Correspondence: (Noted unless otherwise stated)

- 01.03.24 ERYC – 23/03323/PLF – notification that application will be considered by Eastern Area Planning Sub Committee
- 01.03.24 ERYC – 23/03601/PLF – notification that application will be considered by Eastern Area Planning Sub Committee
- 01.03.24 ERYC – 23/03602/PLF – notification that application will be considered by Eastern Area Planning Sub Committee
- 01.03.24 ERYC – 23/03667/REG3 – notification that application will be considered by Eastern Area Planning Sub Committee

*The four applications were considered and **GRANTED** by the Eastern Area Planning Sub Committee on 11th March 2024.*

Signed:

Mayor of Bridlington

Date: