



BRIDLINGTON TOWN COUNCIL (BTC)
Minutes of the Planning Committee held on 11th August 2026
at the Town Council Offices, 2A Marshall Avenue, Bridlington at 12.30pm

A meeting was held with four (4) Councillors Thelma Milns (Chair), Carlo Verda, Angie Walker and Andy Walker in attendance.

The Deputy Town Clerk (DTC) facilitated and took the minutes of the meeting.

24.26/27 Welcome: Cllr Thelma Milns welcomed everyone to the meeting and read out the recording and fire declaration.

25.26/27 Apologies for absence:

RESOLVED: *Apologies were received and accepted from Cllr Chantelle Elliott due to work commitments.*

26.26/27 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 none*

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

RESOLVED: *There were none.*

27.26/27 Public Participation session to include items on the agenda (two minutes per person – maximum of fifteen minutes) to include members of the Public and Councillors with interests.

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

28.26/27 To consider the following planning applications:

DC/26/01400/PLF: Change of use from dwelling (C3) to nine- bedroom house of multiple Occupancy (HMO) (Sui Generis) erection of a single storey extension to rear following demolition of existing, alterations to front entrance and erection of cycle storage shed
18 Horsforth Avenue, YO15 3DF
Application type: Full Planning Permission
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01400/PLF>
Recommended REFUSAL on the grounds of overdevelopment. Cllr T Norman has called this in and Cllr Andy Walker will speak at the Eastern Area Planning meeting

DC/26/01519/PLF: change of use from shop to hot food takeaway, installation of extraction flue to rear and alterations to door and windows to front
The Rowan Tree 7 Regent Terrace YO15 2PD
Application type: Full Planning Permission
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01519/PLF>
Recommended REFUSAL due to high concentration of hot food takeaways in the area

- DC/26/01531/REG3: Erection of 142 dwellings, construction of access and associated infrastructure, drainage and public open space
Bempton Lane Agricultural Land, YO16 6HG
Application type: Regulation 3 – Development by Council
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01531/REG3>
Recommend REFUSAL due to the already insufficient healthcare provision within the town which will be put under further pressure if not addressed prior to new developments being created.
The East Riding Local Plan update 2020-2039 – Supplementary Planning Document March 2026 Section 9 Healthcare point 9.4. acknowledges that 'new development in the East Riding can result in additional pressure on health infrastructure such as GP practices, hospitals and community services. Whilst it is suggested that 'This pressure can be mitigated in a number of ways, which could include improvements to existing facilities such as extensions to GP practices', these issues need to be addressed first before the resident population is expanded further.
If ERYC is minded approving the application, then Bridlington Town Council asks that:
Approval is subject to:
1. ERYC Housing Strategy being satisfied with the housing mix and tenure.
2. The children's playground seems to be available only in the adjacent development. The equipment provision should be specified rather than 'typical' and its completion and accessibility should be linked to 30% occupancy on *this* development or the first anniversary of its first occupation.
- DC/26/01583/PLB: listed building consent to replace external pediment to front door
22 Market Place, YO16 4QL
Application type: Listed Building Consent
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01583/PLB>
Recommended APPROVAL with condition the Conservation Officer is satisfied
- DC/26/01627/STVAR: Variation of condition (approved plans) of planning permission 25/00528/STVAR (Variation of Condition 8 (approved plans) of planning reference 22/02373/STVAR for 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) to allow the substitution house types on plots 37 to 40, plots 54 to 164, plots 167 to 180 and plots 192 to 198 (135 dwellings on total) to allow changes to House Type Windermere for Plots 527, 538 and 543 from gabled roof to hipped roof
Land north of Strawberry Fields, Kingsgate, YO15 3NG
Application type: Strategic – Variation of condition (s)
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01627/STVAR>
Recommended APPROVAL
- DC/26/01695/PLF: Refurbishment and redecoration to all elevations of existing restaurant, installations of an access door to rear elevation, construction of new tarmac to drive-thru area and new kerbs for re-located 'grill/parked order bay', construction of new block paving area to extend existing patio and installation of replacement furniture and erection of Buton barriers and lamp posts
McDonalds, Bessingby Way, YO16 4SJ
Application type: Full planning Permission
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01695/PLF>
Recommended APPROVAL

- DC/26/01762/PLF: Erection on a garage extension
31 The Lawns, YO16 6FL
Application type: Full planning Permission
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01762/PLF>
Recommended APPROVAL
- DC/26/01856/PLF: Change of use from holiday cottage to dwelling house (Class C3)
25 New Burlington Rd, YO15 3HT
Application type: Full planning Permission
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01583/PLF>
Recommended APPROVAL
- DC/26/01912/TPO: BRIDLINGTON NO 23 - 2005 (REF 954) T107 - Crown reduce 1 no. Lime tree (T1) by 6 meters in height and 3 meters from sides, and crown lift to 6 meters to mirror the Lime Tree at 18 Britannia Road
20 Britannia Rd, YO16 4ET
Application type: Works to protected trees
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01912/TPO>
Recommended APPROVAL subject to approval by the Arboreal Team
- DC/26/01947/TPO: MARTONGATE NO.5- 1982 (REF 390) W1- Reduce 1no. Ash tree (T1) to a 6m monolith as there is Inonotus hispidus within main stem, there are woodpecker holes evident and the residual sound wood is inadequate to support the structure
Crow Plantation Tree Belt, Thorntondale Drive, YO16 6GW
Application type: Works to protected trees
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01947/TPO>
Recommended APPROVAL subject to approval by the Arboreal Team
- DC/26/01951/PLF: Erection of two storey extension to the side with dormers to front and rear following demolition of garage; single storey extension to rear; reroofing of existing front dormers; demolition of chimney to rear
32 Bessingby Road, YO16 4SG
Application type: Full planning Permission
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/PLAN/26/01951/PLF>
Recommended APPROVAL

29.26/27 To receive the following Notices of Decision:

RESOLVED: *All notices of decision were noted unless otherwise stated.*

- DC/26/01295/PLF Erection of single storey extension to rear following demolition of existing rear extension and garage, construction of raised gable roof with dormer to the rear to replace existing hipped roof, and associated alterations
54 Lambert Road, YO16 6RE
*The Council has resolved to **GRANT** (BTC APPROVED)*
- DC/26/01331/PLB Listed Building consent for the re-branding of existing fascia sign
The Burlington Restaurant, 91 high Street, YO16 4PN
*The Council has resolved to **GRANT** (BTC APPROVED)*
- DC/25/01344/OUT Outline- Erection of dwelling (all matters reserved)
4 Bessingby Gate, YO16 4RE
*The Council has resolved to **REFUSE** (BTC APPROVED)*

30.26/27 To receive items of Correspondence:

RESOLVED: *all items were noted unless otherwise stated.*

14.07.26 – ERYC – 26/01618/PLF – notification of change of description on application

17.07.26 – ERYC – 26/00696/PLF – notification that application has been withdrawn

03.08.26 – ERYC – 26/01444/PLF – notification that application has been withdrawn

22.07.26 – 26/01388 - Email from Cllr Andy Walker to all BTC councillors – ***referred to Full Council 18th August 2026***

Signed:

Mayor of Bridlington

Date: