



BRIDLINGTON TOWN COUNCIL (BTC)
Minutes of the Planning Committee held on 16th June 2026
at the Town Council Offices, 2A Marshall Avenue, Bridlington at 12noon

A meeting was held with three (3) Councillors Thelma Milns (Chair), Carlo Verda and Andy Walker in attendance.

The Responsible Financial Officer (RFO) facilitated and took the minutes of the meeting.

01.26/27 Welcome: The RFO welcomed everyone to the meeting and read out the recording and fire declaration.

02.26/27 To Elect a Chair: Cllr Thelma Milns was elected Chair

03.26/27 To Elect a Vice Chair: Cllr Andy Walker was elected Vice Chair.

04.26/27 Apologies for absence:

RESOLVED: *Apologies were received and accepted from Cllr Cyril Marsburg – illness, Cllr Angie Walker – holiday.*

05.26/27 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: *Declarations of interest were received from:*

Cllr Andy Walker - item 26/01208 – Cllr Walker has spoken with resident but has not offered an opinion.

Cllr Carlo Verda – Item 26/01906 – Cllr Verda has spoken with resident but has not offered an opinion.

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

RESOLVED: *there were none*

06.26/27 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.*

07.26/27 To consider the following planning applications:

DC/26/00696/PLF Erection of 2.307m high brick boundary walls with stone coping and wooden gates, and construction of vehicular access – amended plans.
Former Sewerby Road Allotments, Main Street Sewerby, YO15 1ER
Application type: Full Planning Permission.
Recommended APPROVAL of the amended plans which show that the proposal is to install and wooden post and rail fence and not a wall.

DC/26/00716/STPLF: Erection of 67 dwellings including associate infrastructure, drainage and public open space.
Field at grid reference 518323 469698 Bempton Lane, YO16 6GT
Application type: Full Planning Permission.

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 to approve 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/26/00983/VAR: Variation of Condition2 (approved plans) of planning permission 25/00310/PLF (change of use of former public house and letting rooms to a 23-bed care home with managers accommodation including lift shaft to rear and conservatory with balcony at second floor) to allow for the increase in lift height, increase in size of conservatory, reduce size of balcony and amendments to design.
The Windsor Hotel, Windsor Crescent, YO15 3HY
Application type: Variation of Conditions
Recommend APPROVAL subject to Conservation Officer being satisfied with the proposal

DC/26/01039/PAD Display of 1 No internally illuminated fascia sign and 5 No non-illuminated fascia/cladding signs to front.
Suite 2A and B Bridlington House, Bessingby Industrial Estate, Enterprise Way, YO16 4SJ
Application type: Consent to display an advertisement
Recommend APPROVAL

DC/26/01053/PAD Display of 2 No fascia LED information screens
Suite 2A and B Bridlington House, Bessingby Industrial Estate, Enterprise Way, YO16 4SJ
Application type: Consent to display an advertisement
Recommend APPROVAL

DC/26/01096/VAR Variation of Condition 2 (Approved Plans) of planning permission 26/00233/PLB (Listed Building consent for the replacement of cast iron gutters and downpipes with enlarged cast iron guttering and like for like downpipes to front sides and rear) to allow for a change in the size of guttering.
17 Avenue Court, YO16 4QG
Application type: Variation of Conditions
Recommend APPROVAL subject to replacements being 'like for like'

DC/26/01208/STPLF Erection of 120 dwellings including construction of new vehicular accesses and associated infrastructure
Land North of Easton Rd, YO16 4DB
Application type: Strategic - Full Planning Permission.
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 to approve the application, then Bridlington Town Council asks that approval is subject to:

- 1. Impact Assessment on traffic flows and waiting times at the junction of Easton Road and Bessingby Hill is produced, not just a peak times of day but also at various seasons of the year – particularly for those wishing to turn right from Easton Road into Bessingby Hill during holiday periods. The study should inform the design of that junction itself along with any active traffic control.***
- 2. The schedule of completion of the fully equipped and accessible playground (Open Space B) be linked to occupation of the fortieth dwelling or the first anniversary of the first occupation, whichever occurs first.***
- 3. BRID-C was expected to be fulfilled by multiple developers but the area in the centre of this U-shaped development has no connectivity. A possible route should be identified.***
- 4. The long-established badger set towards the northern road needs to be fully mitigated.***

DC/26/01273/TCA Bridlington Old Town Conservation area- Crown lift 1 no. Birch Tree (1) to 2.5 meters to increase ground clearance; Crown reduce 1 no. Holly tree (2) be reducing canopy tending toward the south by 1-1.5 meters to reduce the south tending branches from over the parking spaces and enhance the natural form; Crown lift 1 no. Tilia tree (3) to 4 meters to increase ground clearance; crown lift 5 no. Yew trees (4) to 3 meters to increase ground clearance.
The Avenue, Westgate, Bridlington
Application type: Tree works in conservation areas
recommend APPROVAL subject to the Arboreal Team being satisfied with the proposal

08.26/27 To receive the following Notices of Decision:

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

DC/26/00025/REG3 Erection of substation, alterations to site layout and alterations to car park and footpath surface materials further to planning permission 23/02744/REG3. amended 20.03.26
Alterations to the site layout, amendments to the car park and footpath surface materials further to approved planning permissions 23/02744/REG3, and retrospective erection of an electric substations (amended 13.04.26)
Gypsy Race Park, East Springfield Ave, YO15 3AA
The Council has resolved to GRANT (BTC APPROVED)

- DC/26/00318/CLE Certificate of Lawfulness for the continued use as 6 residential flats
39 Wellington Road,
*The Council has resolved to **GRANT** (BTC APPROVED)*
- DC/26/00377/REG3 Erection of porch to front following removal of bay window and construction of concrete landing and disabled access ramp.
South Back Lane, YO16 4AL
*The Council has resolved to **GRANT** (BTC APPROVED)*
- DC/26/00409/VAR Removal of condition 8 (ventilation, filtration and fume extraction equipment) of Planning Permission 20/01656/DTPLF (erection of a 58-bedroom residential care home and associated infrastructure) as the condition is no longer relevant due to the commercial kitchen that formed part of the consented scheme is no longer required (Resubmission of application 25/02258/VAR
The Maltings Care home, Jewison Lane, YO15 1DX
*The Council has resolved to **GRANT** (BTC APPROVED)*
- DC/26/00555/PLF Erection of a single storey extension to rear following demolition of existing
4 Nightingale Road, YO16 6RF
*The Council has resolved to **GRANT** (BTC APPROVED)*
- DC/26/00623/PLF Erection of single storey extension to rear following removal of existing, construction of dormer windows to front and rear and installation of first floor window to side
43 Main Street, Sewerby, YO15 1EH
*The Council has resolved to **GRANT** (BTC APPROVE)*
- DC/26/00624/PLF Erection of single storey and two storey extension to rear.
Southwold, Easton Road, YO16 4DD
*The Council has resolved to **GRANT** (BTC APPROVE)*
- DC/26/00660/PLF Erection of a single storey extension to front.
11 Kepple Drive, YO16 6ZD
*The Council has resolved to **GRANT** (BTC APPROVE)*
- DC/26/00788/PLF Erection of a single storey extension to rear
Friends Café 39 A-41 Promenade, YO15 2PY
*The Council has resolved to **GRANT** (BTC APPROVED)*
- DC/26/00861/TCA BRIDLINGTON HOLD CONSERVATION- Fell 1 no. Apple tree due to a large amount of rot in the base.
98 Cardigan Road, YO15 3JT
*The Council has resolved to **RAISE NO OBJECTIONS** (BTC APPROVE referred to Arboreal Team)*

09.26/27 To receive items of Correspondence:

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

08.05.26 – ERYC – 26/00376/REG 3 withdrawn
11.05.26 – ERYC – 26/00030/ADVERT Appeal
11.05.26 – ERYC – 26/00029/REFUSE Appeal
12.05.26 – ERYC – 25/00114/ADVERT Appeal
12.05.26 – ERYC – 26/00006/REFUSE Appeal
29.05.26 – ERYC – 26/00025/REG3 Eastern Area Planning Sub Committee hearing 08.06.26

Signed:

Mayor of Bridlington

Date:

