

## **Bridlington Town Centre Area Action Plan (AAP) 2012**

### **Bridlington Town Council's Submission to the Ramifications of the National Planning Policy Framework 2012 Concerning the Harbour Top Proposal**

#### **Section 12 - Conserving & Enhancing the Historic Environment.**

1. Section 12 of the Framework fully vindicates the Council's contention that the proposal to erect a high rise hotel, 200 housing units and a multi storey car-park at the Harbour Top would have an adverse effect on the setting of our historic Harbour. It would certainly not be enhanced, no more that the fun fair enhances the historic Royal Princes Parade and its listed Floral Hall.
2. The AAP for the harbour top does not include an Listed Building Consent (LBC) application, yet the proposals will have a marked detrimental effect on the listed harbour's setting. The ERYC is attempting to develop the harbour top without a LBC application, by the back door. The subject proposal should be combined with an LBC application, which on the advice of the LBC Assessor at the Yorkshire Marina Inquiry, Dr. Lynn Moseley PhD, BArch, RIBA, that any future application for LBC should be called in, knowing full well that the ERYC is its own Conservation Authority (Full Report 11.194).
3. The listed harbour is maintained by the Harbour Commissioners at no expense to the public purse. In defence of their very existence at the abortive Yorkshire Marina Inquiry £590,000 was expended. At this AAP they have been obliged to engage a QC against the threat of Compulsory Purchase, at great expense, money which should have been directed at further enhancement of the listed piers. Whilst the East Riding of Yorkshire Council (ERYC) has the advantage of the bottom less money pit of the public purse.
4. The emphasis, throughout the subject Framework, is that local plans should meet the aspirations of the local populace. This expensive AAP, that has taken almost a decade to prepare, in the Council's opinion, falls well short of this requirement.
5. The proposed demolition of certain historic buildings in Bridge Street will not enhance the remaining buildings, or the Street.
6. The Council reiterates its opinion that any development at the Harbour should be considered as a separate unit from the Town Centre Area Action Plan, with due regard to conservation aspects, only to the requirements of the Harbour Commissioners.
7. The Council considers that there is no valid reason why the Harbour Top should be included in this AAP, especially as the Yorkshire Marina Inquiry Inspector ruled that there is no case for the development of shops, offices, commercial or leisure facilities at the Harbour Top (11.103/5).