

Bridlington Harbour Commissioners

GUMMERS WHARF, WEST END, BRIDLINGTON, EAST YORKSHIRE, YO15 3AN.

TELEPHONE: (01262) 670148 & 670149, FAX NO. (01262) 602041

EMAIL: email@bridlingtonharbour.com

WEBSITE: www.bridlingtonharbour.com

The Office of the Secretary of State,
Department of Community and Local Government,
Eland House,
Bressenden House,
London.
SW1E 5DU

CJW/WTL

Minister	ER/TO
Subject	Bridlington area action plan
Official	psi

3rd August, 2011

Dear Sir,

Bridlington Area Action Plan Public Examination 5th December 2011

I write on behalf of Bridlington Harbour Commissioners to request the presence of an environmental assessor and a listed building assessor to assist the Inspector at the above Examination as was the case at the Marina Inquiry 2001/2002.

Bridlington Harbour Commissioners find themselves in a position where they could now have a compulsory purchase order served against them for the major part of their estate should the East Riding of Yorkshire Council have their way in all these matters and this will have severe consequences for the port of Bridlington and its' operations. Bridlington is the largest shellfish landing port in England and is responsible for the employment of up to 400 people.

Bridlington piers are listed structures and since the Marina Inquiry the Commissioners would have preferred the development of a scheme for a marina within the harbour estate, a scheme which would leave unaffected the setting of the listed buildings and preserve the important amenity of the environment.

In the years since the decision in favour of the Commissioners following the Public Inquiry, the Commissioners have agreed with the East Riding of Yorkshire Council to be involved with them with the construction of a smaller marina whereby 270 berths would be provided initially, with a further 50 berths in the event that demand for such additional berths was proven. This number was recommended in a report commissioned by both the Commissioners and the Council, and is of course, much less than the number the Council originally required and which was subsequently defeated at the Public Inquiry.

As a result of this compromise, the Commissioners agreed a footprint for a smaller marina with the Council which does affect the environmental aspect of the beach and the setting of the listed piers. However, there has been no meaningful discussion by the Commissioners with the Council and therefore no agreement as to the layout of that footprint.

The Commissioners are mindful of the importance of the environment and the setting of the listed piers and are of the opinion that an environmental assessor and a listed building assessor should be appointed to sit with the Inspector at the Bridlington Area Action Plan Examination in December 2011, in like manner to the assessors who sat with the Inspector at the Public Inquiry 2001/2002.

Yours faithfully,

C. J. Wright.

C. J. Wright.
Harbour Master & Chief Executive.

cc. C. K. Edwards, Programme Officer,
c/o The Programme Office,
Town Hall.
Bridlington.
YO16 4LP

Minister	ER/ER ER
Subject	Bridlington Action Plan
Official	PINs

53 First Avenue,
Bridlington,
YO15 2JR.

7th August 2011

The Office of the Secretary of State
Department of Local Government and Communities.
Eland House,
Bressenden Place,
London,
SW1E 5DU.

Dear Sirs.

Bridlington's Town Centre Area Action Plan.

The above Plan is to be subject to a Public Inquiry in December 2011. The Plan includes the development of the landward end of the Grade II listed Harbour with high rise buildings, including 200 housing units, which will, in part, rely on land reclaimed from the beach. Later the East Riding of Yorkshire Council proposes to apply for permission to convert the Harbour into a Marina.

The proposed December Inquiry Inspector may approve high rise development at the harbour without consideration for the environment or the setting of the listed Harbour. It is imperative that when the Inspector considers the Harbour part of the Plan that she is advised by Environmental and Listed Building Assessors, to avoid clashing with any future Public Inquiry concerning a marina.

The East Riding of Yorkshire Council has already applied for permission to construct a marina and take over the harbour. The Public Inquiry Inspector, assisted by an Environmental and a LBC Assessor, recommended that the application be refused. His conclusion was heavily weighed by his Assessors reports.

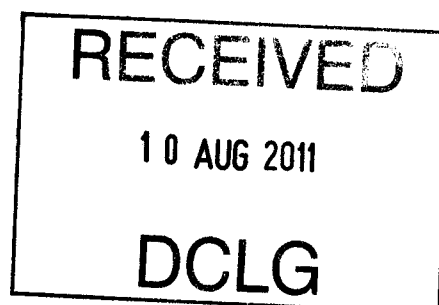
Bridlington Town Council has a number of objections to the said Action Plan, including the removal of a major view of the Harbour, by high rise buildings.

Alternatively, any development at the Harbour, to avoid confusion, should be considered in conjunction with an application for a Marina.

Yours faithfully



Michael Charlesworth.
Councillor
Bridlington Town Council.



71 St Hilda Street
Bridlington
East Riding of Yorkshire
YO15 3EE

The Office of the Secretary of State
Department of Community and Local Government
Eland House
Bressenden Place
London
SW1E 5DU

1st August 2011

Dear Sir or Madam

Re: Bridlington Town Centre Area Action Plan Public Enquiry

Minister	ER/10
Subject	Area Bridlington area action plan
Official	RS

I am a resident of Bridlington and take an active part in my community. I am currently the Chairman of the West Street and Surrounding Area Action Group and sit on the Town Improvement Forum

The East Riding of Yorkshire County Council has prepared an Area Action Plan for the redevelopment of Bridlington Town Centre which is currently the subject of a Public Enquiry. The Area Action Plan clearly states that the development proposals are dependent upon the construction of a new Marina/Harbour development in Bridlington. Without a Marina development, many of the arguments supporting the Area Action Plan are invalid.

You may be aware that the East Riding of Yorkshire Council proposed the construction of a Marina in Bridlington which was rejected following a previous Public Enquiry in 2003. Regardless of this, the current Area Action Plan is based upon the assumption that a Marina will be built and is in many respects reliant upon this fact. Some selected phrases from the Area Action Plan are:

'Create a Marina which includes and regenerates the Harbour and integrates with the Town Centre Primary Shopping Area and Spa.'

'integrate the working Harbour and new Bridlington Marina much more closely into the heart of the Town Centre.'

'A good quality, full service hotel is also proposed as part of the development mix, sited to relate to the refurbished Spa and to overlook the regenerated Harbour and new Marina'

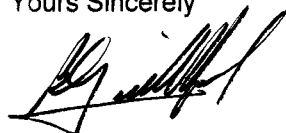
The Area Action Plan contains no detailed information of any revised proposals for a Marina development and in fact incorporates some aspects that were soundly rejected by the 2003 Marina enquiry. No reference to the previous failed Marina enquiry is made in the Area Action Plan and no details given to show how previous objections are to be overcome.

I write now to ask you to appoint a Listed Buildings Assessor and an Environmental Assessor to assist the inspector in her deliberations of the current proposals. It was the input of Professor Tom Pritchard, as Environmental Assessor and Dr Lynn Moseley, as Listed Building Assessor whose damning criticism of the Council's Marina proposals were instrumental in their rejection. The inspector cannot be expected to be an expert in every field. The appointment of such specialists to advise her would seem essential, particularly in view of the previous specialist appraisal.

It appears to me that the County Council are trying to resurrect their failed Marina proposals and have them approved via the back door. Their Harbour top plans will have a major detrimental effect on homes, businesses and public spaces near the harbour. An outcome strongly rejected by the Marina enquiry Listed Buildings Assessor. (see attached Photographs)

I implore you to give serious consideration to my request for additional specialist assistance for the inspector. It would be folly to have the results of the previous exhaustive Marina enquiry overridden by these latest proposals, simply because their impact could not be fully appreciated.

Yours Sincerely



Barry Guildford



Visitors and residents flock to the South Cliff gardens to enjoy this bay/harbour view.



This is what a coach parked opposite the park does to the view.
The AAP proposes the erection of a five storey building across the whole Harbour top.



**THE LORDS FEOFFEEES AND ASSISTANTS
OF THE MANOR OF BRIDLINGTON**

Registered Charity Nos. 252207 & 1090769

Manor House, 64 High Street, Bridlington, Y016 4PZ
telephone: (01262) 674308 fax: (01262) 609562
email: lordsfeoffees@btconnect.com

Chief Lord
Clive Wilson

Clerk to the Lords Feoffees: Mrs Cheryl L Walker

19 August 2011

The Office of the Secretary of State
Department of Community and Local Government
Eland House
Bressenden House
London
SW1E 5DU

Minister	ER
Subject	Bridlington
Official	PINs

Dear Sir

The Bridlington Harbour Commissioners Application of 3 August 2011

The Lords Feoffees are a Registered Charity in Bridlington dating back to 1636 who originally managed the Port of Bridlington and later were represented on the Harbour Board until 2006.

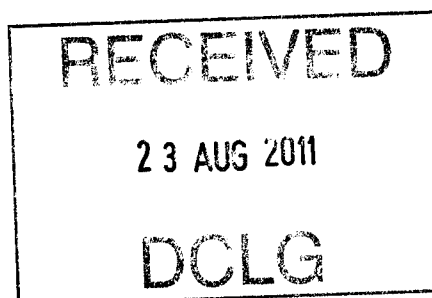
The Lords Trust are fully aware of the plans for the Marina which form part of the East Riding of Yorkshire Council's Area Action Plan and in general support the need for the regeneration of the town.

However, as a body interested in the history of the town and the preservation of its heritage the Lords Feoffees feel that there is a need to ensure that the Inspector, who is due to conduct an Inquiry into the Council's Area Action Plan, has available, expert advisers/assessors who have knowledge of listed buildings and piers which form an integral part of the harbour and the town of Bridlington.

Yours sincerely

Cheryl L Walker

Mrs Cheryl Walker
Clerk to the Lords Feoffees



The Bayle Museum
www.bridlington.net/business/bayle

Appointment of Assessors
for Planning Inquiry **To**

COLIN SEYMOUR MA BA (Hons.) Cert.Ed.
73 St. Hilda Street
Bridlington YO15 3EE

P/NS
Previous 62/10847/11

Tel. 01262 601956

jaycee.3391@live.co.uk

The Office of the Secretary of State
Department of Community and Local Government
Eland House Bressenden Place
London SW1E 5DU

30 July 2011

Dear Sir or Madam

Request to the Secretary of State to appoint a Listed Building Assessor and an Environmental Assessor to assist the Inspector at the Bridlington Town Centre Area Action Plan Inquiry in December 2011

I write not as a mere busybody but as someone regarded by the courts as a person who "always makes use of the law to the advantage of the public, if not public authorities". As legal adviser to the Bridlington Harbour Commissioners I secured the listing of the Harbour Piers in 2000 and, by legal submission, assisted them to defeat the applications by East Riding of Yorkshire Council at the Bridlington Marina Inquiry October 2001 to October 2002.

The Department may be aware that in joint decisions made on 7 August 2003 the First Secretary of State (Ref.DPI/26/1/28) and the Secretary of State for Transport (Ref.TWA/00/APP/09) rejected the applications by East Riding of Yorkshire Council to take over Bridlington Harbour from the Harbour Commissioners and to construct a marina on the south beach.

Following my pre-inquiry requests the Secretary of State appointed Professor Tom Pritchard as environmental assessor and Dr Lynn Moseley as listed building assessor. Both Secretary's of State fully accepted the two assessor's reports which were damning in their criticism of the Council's scheme. The First Secretary of State concluded (para 13) "that the benefits of the proposed development do not outweigh the harm which would be caused to the listed Piers". The Secretary of State for Transport further concluded (para 18) "that the loss of a very important stretch of beach was a major adverse impact" which (para 21) would be "a disaster for Bridlington". He concluded in bold print (para 23) that the powers sought in the Works Order "cannot be justified in the public interest".

I write now, because once again the Council seek to create a Marina and to take over an important part of the Harbour contrary to the wishes of the Harbour Commissioners. Having been overwhelmingly defeated at the first inquiry, the Council now seek to make a new application for a Marina acceptable, and legitimate, by including its proposals within the framework of a local plan.

As the success of the local plan proposals depend upon creating a marina upon the beach and building a multi-storey car park on an important part of the Harbour Estate the same issues now arise as arose a decade ago. Issues which were completely rejected by the Secretary of State as being contrary to the public interest.

My reason for writing is that the appointed Planning Inspector cannot be expected to be an "expert" in everything. Therefore, the public interest demands that assessors be appointed who can deal with the important environmental issues (as identified by Professor Pritchard) and with the significant listed building issues (as identified by Dr Moseley).

Dr Moseley concluded (para 7.60) that the most important view of the Harbour and its setting was the one from South Sea Road. This view will be totally obliterated by the proposed multi-storey car park and flats.

The Secretary of State (para 19) also agreed with Professor Pritchard that "the obliteration of the beach and the near shore environment, which is of high ecological and visual quality, would be an impact at a major adverse level of significance which would be seriously damaging to the natural heritage of Bridlington". It is this area of "high ecological quality" which will be obliterated, and covered in concrete and buildings, by the council's new proposals.

I sincerely hope that the Secretary of State will give careful consideration to my request. I have full copies of all the said 2003 decision papers and reports (some 451 pages in total) if any further information is required from me.

Yours sincerely


Colin Seymour

Response from Planning Inspectorate to correspondence regarding the appointment of assessors.

September 2011.

Dear

The Inspector has asked me to thank you for your letter.

She is aware of the earlier scheme for a marina in Bridlington and has before her the Secretary of State's decision on the various applications made at that time. She also has copies of the responses to the Bridlington Town Centre Area Action Plan (AAP), including the marina proposal, from English Heritage and Natural England, the statutory consultees on heritage and ecological matters.

The Inspector understands, of course, the importance of the AAP in determining how Bridlington Town Centre will develop in the future. She asks you, however, to bear in mind that her rôle in this case is to examine the AAP as a whole and not to make a decision on a planning application. Nonetheless she fully appreciates that the concerns raised may reflect on whether the AAP is sound.

Those who have already made representations on the publication version of the AAP will be able to provide further information in their written statements submitted prior to the start of the Hearings. Details about this and the Pre Hearings Meeting will be sent to representors shortly. The Inspector wishes, however, to assure those who will not be participating in the Hearings that the effect of the developments proposed in the AAP on listed buildings, the conservation area and ecological interests will be fully considered.

At this stage, therefore, the Inspector does not consider that she will need the assistance of expert assessors. If that position should alter, however, she will not hesitate to ask for help.

Yours sincerely