

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 10th April 2014 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present:	Councillors	T Ford C Akeroyd A Jacques C Lanyon B Mackenzie V Willder	Chairman ex-officio
	Officer	P Jackson	Assistant to the Town Clerk
	Members of the Public/Press		2

128/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Goodman and Henshaw.

129/14 DECLARATIONS OF INTEREST

There were no declarations of interest.

130/14 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on the 13th March 2014 be approved and signed as a correct record.

131/14 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

RESOLVED That the following comments be forwarded to Fylde Borough Council on the applications received:

Application Number 14/0178 Keenans Mill, Lord Street,

Proposal Proposed erection of three storey building to replace existing to provide 14 no. residential apartments and associated parking area

Observations Objection.

- Over intensive use of the site.
- Impact on neighbouring properties.
- In front of the building line.
- Proposed entrance on wrong side – should be near the unused road.
- Height of building will impact on street scene.
- No visitor parking spaces.
- Chimney on Allenby Road – implications of adjoining properties residential and commercial.
- No softening of the landscape.

Note: The Committee received personal observations on this application from neighbours who would be affected by this development. The neighbours left the meeting following the Committees decision.

Application Number 14/0120 5 Orchard Road

Proposal Proposed alterations to rear of premises associated with provision of bin store and utilities meter room

Observations None specific.

Application Number 14/0176 21 Oxford Road,

Proposal Proposed single storey and two storey rear extension.

Observations None specific.

Application Number 14/0184 57 Clarendon Road,

Proposal Proposed single storey extension to side providing garage with new vehicular access from Clarendon Road and hardstanding area to front

Observations None specific.

Application Number 14/0202 144 St Andrews Road North

Proposal Proposed erection of timber fence to highway boundary

Observations Support.

- Containing the growth of the trees and bushes which would overhang and impair vision of drivers. Should help to prevent fly tipping so protects the integrity of the property.

Application Number 14/0207 52 Westgate Road

Proposal Proposed two storey side extension with balcony to rear

Observations None specific.

Application Number 14/0208 15 Harwich Road

Proposal Proposed dormer to front elevation

Observations None specific.

Application Number 14/0209 6 Beach Road

Proposal Proposed erection of single storey building to rear to provide residential annex as replacement for existing garages

Observations None specific.

Application Number 14/0223 1 Willow Bank, St Davids Road South

Proposal Change of use from hair salon (CLASS A1) to Tattoo Studio (Sui Generis)

Observations None specific.

Application Number 14/0231 20 Lindsay Avenue,

Proposal Proposed single storey side extension providing garage, utility room and garden room to rear

Observations None specific.

Application Number 14/0232 55 St Davids Road South

Proposal Proposed first floor rear extension and detached garage to rear

Observations None specific.

Application Number 14/0237 12 Hove Road

Proposal Certificate of lawful development for existing use of property as 4no self contained flats

Observations None specific.

Application Number 14/0239 314 Clifton Drive North

Proposal Change of use from private members club to restaurant (Class A3)

Observations None specific.

Application Number 14/0246 Pontins, Clifton Drive North

Proposal Scoping opinion request under environmental impact assessment regulations relating to proposed residential development

Observations Defer consideration to next meeting.

Application Number 14/0247 20 Windsor Road

Proposal Proposed 2 no. dormers to front elevation

Observations None specific.

Application Number 14/0249 117 South Promenade

Proposal Proposed three storey extension to rear following demolition of existing garage and conversion of building from a hotel and owners accommodation to 4 no. residential apartments

Observations None specific.

Application Number 14/0256 6 Mayfield Road

Proposal Proposed garage to side elevation and conservatory to rear

Observations None specific.

131/14 PRIOR NOTIFICATIONS

As agreed at the last meeting a detailed explanation of what a Prior Notification was received which was an extract from explanation which had been provided by Fylde Borough Council as follows:

On 30 May 2013, The Government introduced amendments to the General Permitted Development Order which means that certain applications are now permitted development without needing to apply for planning permission. However, a submission must be made to the council i.e. a prior notification. We are including Prior Notification in the descriptions of all such developments to segregate them from planning applications. In addressing such a submission the council can only take account of flooding, highways & transport and noise issues. The Council only has 28 days to assess a prior notification submission, if it has not considered the submission within that time frame, the council cannot intervene. As such it would not be practical to place such submissions before committee for consideration.

Application Number 14/0211 29 Clarendon Road North,

Proposal Application for prior notification for conservatory to rear with 3.5m projection, 2.8m ridge and 2.2m eaves.

RESOLVED **To note both the above.**

132/14 REPRESENTATIONS

RESOLVED **That the Borough Council be advised that a representative from the Town Council wishes to speak at the Development Management Committee in support of their objections to application 14/0178 should that application be recommended for approval**

133/14 URGENT DECISIONS

RESOLVED **To consider a Protocol at the next meeting for taking urgent decisions on Planning Applications received between meetings where a response is required before the date of the next available meeting.**

134/14 DATE AND TIME OF NEXT MEETING

It was noted that the next meeting of the Committee would take place at West Lodge, 5 St Georges Road at 2.00 pm on Thursday, 15th May 2014.

The meeting finished at 3.30pm.

Signed

Chairman

Date 15th May 2014