

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 12th February 2014 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present:	Councillors	T Ford C Akeroyd G Goodman A Jacques C Lanyon B Mackenzie V Willder	Chairman ex-officio
	Officer	P Jackson	Assistant to the Town Clerk
	Members of the Public/Press		1 (Application 14/0024 only)

044/14 APOLOGIES FOR ABSENCE

There was an apology for absence from Councillor Henshaw.

045/14 DECLARATIONS OF INTEREST

There were no declarations of interest.

046/14 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on the 16th January 2014 be approved and signed as a correct record.

047/14 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

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

Application Number 14/0024 2 Thornton Avenue

Proposal Proposed single storey side and rear extensions, front porch and detached garage

Observations Objection.

- The height and positioning of the garage will adversely impact on the neighbour at No 4 Thornton Avenue.

Application Number 13/0710 Porritt Court, Flat 4 , 20-22 St Georges Road,

Proposal Proposed replacement of timber windows in ground floor bay to front elevation with UPVC casement windows

Observations Objection. UPVC not in keeping in a Porritt Conservation.

Application Number 14/0002 174 Heeley Road

Proposal Advertisement consent for replacement internally illuminated fascia signs to front and side elevation

Application Number 14/0010 174 Heeley Road

Proposal Proposed change of use from class a1 (retail) to class a5 (hot food takeaway) with replacement shopfront, elevational changes to side and extraction flue to rear

Observations On above 2 applications.

Objection.

- The Council objects to the proposed hours of opening which are unsuitable in a predominately residential area and will impinge on the amenities of residents of neighbouring properties.
- It is noted that other takeaways in the vicinity close at either 10.00pm or 10.30pm.
- The area is already well served by similar establishments.
- Please note the submitted plans for the change of use do not show any proposals for the extraction of fumes although they are shown on the plans submitted for the Advertisement Consent. It is also noted that there is no application for the installation of these extraction units on either application.
- Given the proposed hours of opening it is considered that illuminated signage would be inappropriate in the predominately residential area.

Application Number 14/0003 29 St Anne's Road West,

Proposal Prior notification of proposed change of use of offices on first floor to form three self-contained flats

Observations Comment.

- The Town Council approves of empty premises being used especially in the town centre. However, it has concerns over the development being over-intensive.
- The Council note and agree with the comments of the Environment Health Officer.

Application Number 14/0034 Carlton Hotel, 61 South Promenade

Proposal Proposed formation of decking area to front with 1m high glass balustrade surround to front with associated alterations to front elevation of building to allow access

Observations None specific.

Application Number 14/0035 College Court, 252 Clifton Drive South

Proposal Listed building consent for fitting of replacement Westmoreland Green roof slates and other associated minor works

Observations Comment.

- The Council support the renovation to this Grade II listed building and appreciate the use of Westmorland Stone.

Application Number 14/0042 422 Clifton Drive North,

Proposal Proposed single storey rear extension and external ramps

Observations None specific.

Application Number 14/0045 Kilnhouse Service Station, Kilnhouse Lane

Proposal Proposed demolition of retail unit, canopy, boundary wall and other structures and removal of underground fuel storage tanks. installation of 1.8m high security fencing to site boundary.

Observations Comment. The Town Council is concerned that the development has started without planning permission.

[Note: The application is in St Leonard's Ward not Kilnhouse as shown on the application registration.]

Application Number 14/0050 Easterleigh Animal Sanctuary, Queensway,

Proposal Change of use of land and buildings to form extension of existing animal sanctuary with associated offices, parking and animal pens

Observations None specific.

Application Number 14/0055 159 Inner Promenade,

Proposal Proposed ground floor extension and extension to balcony at first floor with new cladding to part of front elevation

Observations None specific.

Application Number 14/0081 96 Leach Lane

Proposal Proposed single storey extension to side, build-up of hip to gable and dormer to rear of dwelling. Proposed extension and conversion of existing garage to form utility/playroom and erection of single storey store room to rear

Observations None specific.

Application Number 14/0091 29 Elmhurst Road

Proposal Proposed revisions to planning permission 13/0147 for first and ground floor extensions to rear, single storey extension to side and alterations to detached garage

Observations Objection.

- The building work is proceeding but not to the original approved plan under 13/0147. As no planning consent is in place it is suggested that Planning Enforcement should be involved.

048/14 STREET NAMING

The Chairman asked the Committee to consider having a list of names available for future street naming.

The meeting considered several suggestions.

- RESOLVED**
- i) That for new estate development over the next four years names should be chosen from the list of fallen during the 1914 – 1918 War listed on the Memorial in Ashton Gardens.
 - ii) That for other development names should be chosen from those Councillors who were elected to the first St Anne's on the Sea Council.

049/14 CHARITY SHOPS

The Committee considered its views on the increasing number of Charity Shops in the town.

- RESOLVED** That the Borough Council be asked to consider adopting a "Saturation Policy" to control the proliferation of Charity Shops in the Town Centre.

050/14 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 applications 14/0002, 14/0010 and 14/0024.

052/14 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 10.30am on Thursday, 13th March 2014

The meeting finished at 3 20pm.

Signed

Chairman

Date 13th March 2014