

St. Anne's on the Sea Town Council

**Minutes of the Planning and Environment Committee held on 15th May 2014 at
West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE**

Present:	Councillors	T Ford C Akeroyd K Henshaw A Jacques C Lanyon	Chairman
	Officer	P Jackson	Assistant to the Town Clerk
	Members of the Public/Press		0

135/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Goodman, Mackenzie and Willder.

136/14 DECLARATIONS OF INTEREST

There were no declarations of interest.

137/14 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on the 10th April 2014 be approved and signed as a correct record.

138/14 FEEDBACK

There was a discussion on the difficulties experienced when the Chairman had attended the Development Management Committee to support the Committee's objections to a recent application. These difficulties related to the timing of when various applications were to come forward for decision. It had not been possible for the Chairman to make himself available all day for the meeting.

139/14 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

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

Application Number 14/0195 338 Clifton Drive North

Proposal Change of use from single dwelling to provide 7 residential apartments (Class C3) with provision of basement access and revisions to windows and doors to rear to facilitate change of use.

Observations Support:

- Adding to housing supply – 7 residential apartments.
- Re-activation/preservation of Porritt property in Conservation Area.
- Meets NPPF – Desirability of sustaining and enhancing the significance of the Conservation Area.

Application Number 14/0215 6 Moorland Road

Proposal Proposed erection of detached dwelling to side following demolition of existing two storey element to property.

Observations Objection:

- Over intensive use of the site/overcrowding
- Contrary to HL5 of Criteria 3 of the Local Plan

Note: Site map appears to be incorrect in relation to positioning of road names.

Application Number 14/0235 13 St Andrews Road South

Proposal Change of use from Shop A1 use to A3 Bistro Restaurant, with installation of extractor fan to side.

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 None specific

Application Number 14/0248 94-98 Kilnhouse Lane

Proposal Advertisement consent to display 1 x eternally illuminated fascia sign, 1 x externally illuminated hanging sign, 3 x vinyl window graphics panels and 1 x externally illuminated ATM graphic panel.

Observations Support. More visually pleasing than current fascia.

Application Number 14/0254 129 Mayfield Road

Proposal Proposed formation of extended roof to front of both properties

Observations None specific

Application Number 14/0265 36 Chatsworth Road

Proposal .Proposed hip to gable roof lift and rear dormer

Observations None specific

Application Number 14/0271 43 Baltimore Road

Proposal Proposed single storey rear extension

Observations None specific

Application Number 14/0290 1 Lomond Avenue

Proposal Proposed single storey side/rear extension

Observations None specific

Application Number 14/0294 Beach Huts Adjacent Mini Golf, South Promenade

Proposal Proposed siting of 30 new beach huts.

Observations Objection

- Too many in this one location will detract from the amenities of the area.
- Concern over the distance to toilet facilities – can consideration be given to the provision of additional toilet facilities.
- Views from upper Promenade will be obscured by backs of Beach Huts, if approved.

Application Number 14/0301 34 St Albans Road

Proposal Change of use from rest home (Class C2) to single dwelling house (Class C3)

Observations None specific

Application Number 14/0339 53 St Annes Road West

Proposal Proposed alterations to front window to create a serving hatch to sell ice cream

Observations Objection - The proposed development will affect the symmetry of the front elevation

140/14 PRIOR NOTIFICATIONS

Application Number 14/0306 103 St Andrews Road North,

Proposal Application for prior notification of single storey rear extension of 3.6m projection with 3.5m ridge and 2.6m eaves

Application Number 14/0264 36 Chatsworth Road

Proposal Application for prior notification for a single storey rear extension 3.425metre projection, 3.6 metre high ridge and 2.25 metre high

RESOLVED To note the above Prior Notifications.

141/14 REPRESENTATIONS

None.

142/14 URGENT DECISIONS

Following the decision to have less frequent meetings of the Committee considered a Protocol for dealing with planning applications where an urgent decision was required.

The following Proposal was considered.

If any Member or Officer becomes aware that a major or significant application is pending where the deadline for observations from the Council will fall before the next available Committee date, details of that application should be brought to the attention of the Town Clerk or designated officer. When receiving details of the pending application the Town Clerk, or designated officer will ascertain whether the Council's observations can wait until after the next Committee. If not, the Town Clerk or designated officer will consult with the Chairman and Vice Chairman of the Planning and Environment Committee and a response to the application will be formulated and circulated by e-mail to Members of the Planning and Environment Committee together with details of the application. If there is no disagreement then the Town Clerk is authorised to make the response on behalf of the Council. Should any Member disagree with the response an urgent meeting of the Committee will be called. Should any Member wish to add any comments in support of the response these additional comments may be added to the response at the Town Clerk's discretion.

RESOLVED That the Council be RECOMMENDED to adopt the proposed delegation authority.

143/14 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, 19th June 2014.

The meeting finished at 3.15 pm.

Signed

Chairman

Date 19th June 2014