

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 16th January 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 B Mackenzie V Willder	Chairman ex-officio
	Officer	P Jackson	Assistant to the Town Clerk
	Also present	A Oldfield	Chief Executive Fylde Borough Council (Minute 0019/14 only)
	Members of the Public/Press		0

016/14 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Goodman.

017/14 DECLARATIONS OF INTEREST

All member declared a personal interest in application 13/0806 insofar that the owner of the premises was known to them.

018/14 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on the 17th December 2013 be approved and signed as a correct record.

019/14 AREA COMMITTEES

The Committee welcomed Mr Allan Oldfield, Chief Executive of the Borough Council.

Mr Oldfield explained how the decision had been reached not to proceed with Area Committees and the logistical difficulties that this presented. He referred to the upcoming Referendum which might change the Constitution of the Council and present an opportunity for a re-appraisal of the position. Councillor Ford suggested that it was open to Councillors to present a model for Area Committees to the Borough Council Scrutiny Committee if they wished further consideration.

There was a discussion on the application for housing which was approved on a vacant site on the promenade reserved for tourism use in the Borough Council's policy documents. Mr Oldfield explained that the recent update of the National Planning Policy Framework (NPPF) which gave precedence to the development proposed. He suggested that the Town Council's position could have had more prominence if a representative had appeared at the meeting when the decision had taken place.

The Committee explained their surprise that the recent application by Kensington Homes to vary the affordable homes requirement had been dealt with by delegated powers especially when the original application had only been granted on appeal.

Mr Oldfield was thanked for coming to the meeting and he promised to pass on the views of the Committee.

020/14 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

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

Application Number 13/0411 3 Todmorden Road

Proposal Proposed dormer to front and rear, two storey side and rear extension with balcony to rear & detached garage (Amended Plans).

Observations None specific

Application Number 13/0727 Land Off Durham Avenue, Glen Eldon Road and St Anne's Road East

Proposal Proposed erection of 4 bungalows and a detached house

Observations Comment. Despite the Town Council's desire to see this site improved and utilised, it considers that the site is unsuitable for the type of housing proposed. The Town Council would prefer to see the site used for car parking.

In considering the Committees response to the above application it was noted that all Members of the Council had an interest in the site insofar that the Council had made an offer to purchase the site which had been rejected.

Application Number 13/0757 Westbrook Nurseries, Division Lane

Proposal Variation of condition 1 of planning permission 11/0532 to allow permanent retention and residential occupation of mobile home

Observations None specific.

Application Number 13/0764 9 Wildings Lane

Proposal Proposed two storey extension to rear with dormers to both sides as resubmission of application 13/0556

Observations Objection. Loss of privacy to neighbours who would be overlooked.

Application Number 13/0772 37 Boston Road

Proposal Retrospective application for detached garage to rear

Observations None specific.

Application Number 13/0782 70 Glen Eldon Road

Proposal Proposed erection of two storey side extension following demolition of existing garage

Observations None specific. The quality of the submitted plans made interpretation of the proposal difficult.

Application Number 13/0784 223 Clifton Drive South,

Proposal Proposed formation of vehicular access to front

Observations Again the Committee had difficulty in interpreting the proposal from the submitted plans. A request is made for a minimum quality standard for the submission of plans.

Application Number 13/0785 55 Church Road

Proposal Application for prior notification of single storey rear extension of 5.85m projection with 3.54m ridge and 2.26m eaves

Observations Noted permitted development

Application Number 13/0801 102 North Promenade,

Proposal Proposed formation of partial second floor to dwelling with balcony to front

Observations None specific.

Application Number 13/802 191 Clifton Drive South

Proposal Proposed rear garden fences 26cm higher than original height

Observations No specific observations although it is noted that this is a retrospective application.

Application Number 13/0804 35 Blackpool Road North

Proposal Proposed formation of additional driveway, erection of 1.5m high gates to front, erection of brick pillars and railings onto existing front boundary wall to give overall height of 1.5m, and porch to front elevation of property

Observations None specific

Application Number 13/0806 29-33 St Annes Road West

Proposal Proposed subdivision of existing 2 no. flats on second floor to form 3 no. Proposed installation of timber windows to front dormers and other alterations to first floor window arrangement

Observations Support. The Town Council approves of empty premises being used especially in the town centre. However, it has concerns over the proposal being over-intensive.

Application Number 14/0006 481 Clifton Drive North

Proposal Proposed demolition of existing garage and replacement with new garage/outbuilding

Observations None specific.

Application Number 14/0011 32 Sandhurst Avenue

Proposal Application for prior notification of single storey rear extension of 4m projection with 3.79m ridge and 2.65m eaves

Observations Noted permitted development

Application Number 14/0018 1 Kingsmere Avenue,

Proposal Application for prior notification of single storey rear extension of 5.7m projection with 3.4m ridge and 2.3m eaves

Observations Noted permitted development

021/14 REPRESENTING OBJECTIONS

Following the discussion earlier in the meeting regarding how the Town Council's objections to applications were presented, it was decided that an item should appear at the end of each meeting to determine whether the Council wished to appoint a Councillor to speak against any particular application at the Borough Council's Planning meeting.

022/14 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 1.30pm on Wednesday, 12th February 2014

The meeting finished at 4.00 pm.

Signed

Chairman

Date 12th February 2014