

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 17th December 2013 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present:	Councillors	T Ford C Akeroyd G Goodman K Henshaw A Jacques C Lanyon	Chairman
	Officer	P Jackson	Assistant to the Town Clerk
	Also present	M Evans	Planning Officer Fylde Borough Council (Minute 419/13 only)
	Members of the Public/Press		0

416/13 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillors Mackenzie and Willder.

417/13 DECLARATIONS OF INTEREST

There were no declarations of interest.

418/13 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on the 21st November 2013 be approved and signed as a correct record.

419/13 DELEGATED DECISIONS

Mark Evans, Planning Officer from Fylde Borough Council attended the meeting and answered Members questions on the delegated decision process and other related planning matters.

Members considered that the meeting had been very informative and Mr Evans was warmly thanked for his attendance and the guidance given.

420/13 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

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

Application Number 13/0690 Camelot, Division Lane

Proposal Proposed formation of first floor over dwelling with associated alterations to roof, single storey extension to rear and erection of 1.9m high wall / railings to front boundary

Observations No specific observations.

Application Number 13/0707 191 Clifton Drive South

Proposal Application for prior notification of single story rear extension of 4.2m project with 4.0m ridge and 3.3m eaves

Observations Noted covered by permitted development rights.

Application Number 13/0716 St Annes Parish Church, St Annes Road East

Proposal Proposed removal of choir vestry store door and infilling of opening with bricks to match building

Observations Support Preserves and protects the fabric of an historic building.

Application Number 13/0719 72 St Annes Road East

Proposal Change of use from Care Home (Class C2) to Dwellinghouse (Class C3)

Observations Support. Making use of an existing empty building as residential dwellinghouse.

Application Number 13/0725 18 Garden Street

Proposal Proposed renovation works to building including replacement of eroded decorative terracotta blocks, replacement of various windows with UPVC and timber equivalents and other works to maintain the elevations in a weathertight condition

Observations Comment

- UPVC windows are unacceptable on an historic building in a conservation area.
- Support the proposed maintenance work on this attractive and historic building.

Application Number 13/0739 21 Lawson Road

Proposal Proposed erection of single storey building to rear to provide residential annex

Observations Objection Creating an unacceptable precedent of overcrowding and over-intensive use of a residential development.

Application Number 13/0744 68 North Promenade/1 Sandgate

Proposal Outline application for erection of part five / part three storey building providing 16 apartments following demolition of 68 North Promenade and 1 Sandgate (access, appearance, layout and scale applied for with landscaping reserved)

Observations Objection

- 1) Height of the building fronting the Promenade.
- 2) Central entrance section overbearing in design and unattractive.

Application Number 13/0748 3 Claremont Place,

Proposal Proposed single storey side extension to provide attached residential annex

Observations No specific observations.

Application Number 13/767 Land (Housing Kensington), Queensway

Proposal Application for removal of the affordable housing requirement for the first 300 dwellings on the site with a requirement to undertake viability reappraisal before 300th, 600th, 900th and 1150th occupations to allow potential for the future affordable housing contribution to be assessed

Observations Objection

- The Secretary of State took into account the amount of affordable housing on this project when he allowed the appeal it is considered that the views expressed are still valid.
- It is considered that the economy has now improved and that house prices are rising and that the evidence produced is now outdated.
- It is considered that a large housing development to fail to provide any affordable housing is inconceivable and may lead to the creation of an undesirable precedent.

421/13 APPLICATION 13/0617 35-37 OXFORD ROAD

At its meeting in October the Committee considered the above application which the Committee had no observations to make. Since the Committee's decision the Chairman had become aware of detailed opposition to the proposal from local residents and reported on the efforts he had made to defer consideration by the Borough Council. It was noted earlier in the meeting from comments from the Planning Officer present that the some of the residents' concerns had been addressed by the conditions imposed on the permission granted.

RESOLVED To note the report.

421/13 APPLICATION 12/0769 35-41 SOUTH PROMENADE

The Chairman and Vice Chairman of the Committee had met with the proposed developers (McCarthy and Stone) and the Chairman gave a verbal report. He advised that although there was nothing that could be done with regard to the permission granted the developers were responsive to the naming of the development and would be approaching the Town Council with suggestions.

RESOLVED To note the report

422/13 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 2.00pm on Thursday, 18th January 2014

The meeting finished at 2.45 pm.

Signed

Chairman

Date 18th January 2014