

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 17th March 2016 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present: Councillors T Ford Chairman
C Lanyon Deputy Chairman
A Jacques
B Meadowcroft (until item 16/0130)

Officers S Dunn Community Development Manager

Members of the Public/Press 1 (until item 16/0037)

071/16 APOLOGIES FOR ABSENCE

There were no apologies for absence.

072/16 DECLARATIONS OF INTEREST

There were no declarations of interest.

073/16 REPRESENTATIONS REPORT

Councillor Lanyon attended the Development Management Committee meeting on 16th March regarding application 16/0902 which relates to the medical centre in Durham Avenue. A site visit is to be undertaken and a decision is deferred pending this visit.

074/16 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 18th February be approved.

075/16 FYLDE BOROUGH COUNCIL - PLANNING APPLICATIONS CONSIDERED

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

Application Number 16/0060 St Annes Hebrew Congregational Synagogue, Orchard Road, Lytham St Annes, FY8 1PJ.

Proposal Outline application for demolition of existing synagogue and erection of a five storey building providing replacement synagogue to ground floor and 20 apartments (use class c3) to upper floors including associated infrastructure (access, layout and scale applied for).

Observations **Object.**

We have no objection in principle to the development however:

1. We have serious concerns over the height of the building. We would like to see a reduction of one storey.
2. No pre-planning advice was sought despite this being a substantial application.
3. There is evidence of drainage problems in this area which United Utilities should be aware of and mitigate against.
4. Parking issues – we disagree with the Highways comments that there are no reported concerns regarding parking on nearby streets. As an LCC-supported review of parking was undertaken in 2015 as a result of concerns and a petition expressed by residents of Orchard Road, Park Road and All Saints' Road / Richmond Road – there are serious parking concerns in this area exacerbated by Travelodge clients and HMOs and local businesses.

We appreciate the sympathetic consideration of the architectural features – gable roofs and size and location of windows sit well with the existing street scene.

Application number 16/0037 Unit 13, Whiteside Buildings, Back St Annes Road West, Lytham St Annes, FY8 1RD.

Proposal Retrospective application for change of use to retail and storage.

Observations No specific observations. Incomplete application form (sections 8, 13 and 14) but appreciate that there are no external changes to the building.

Application number 16/0101 24 Wood Street, Lytham St Annes, FY8 1QR.

Proposal Change of use of existing office at second floor to form additional self-contained flat.

Observations Support. We welcome the proposal to create residential accommodation in a town centre location.

Application number 16/0116 24 Wood Street, Lytham St Annes, FY8 1QR.

Proposal Change of use of premises from massage therapist (d1) to a one bedroom self-contained flat (c3) and 2 storey rear extension.

Observations Support. We welcome the proposal to create residential accommodation in a town centre location.

Application number 16/0108 26 St Annes Road West, Lytham St Annes, FY8 1RN.

Proposal Advertisement consent for: 3 internally illuminated fascia signs (one to west facing elevation and two to south facing elevation), 2 externally illuminated hanging signs (one to west facing elevation and one to south facing elevation), 1 internally

illuminated ATM surround sign, 1 non illuminated welcome sign at main entrance, 2 non illuminated disclaimer signs and 1 non illuminated internal vinyl sign.

Observations No specific observations.

Application number 16/0110 22 Park Road, Lytham St Annes, FY8 1QX.

Proposal Prior notification for change of use from retail (class a1) to restaurant (class a3) under schedule 2, part 3, class c of the general permitted development order 2015.

Observations Observations. Incomplete application form – ticked “Yes” regarding alterations but no details are submitted and no plans available. It is in a town centre conservation area. Therefore we are unable to comment.

Application number 16/0129 Land and Buildings to the Rear of 157 St Annes Road East, Shepherd Road, Lytham St Annes.

Proposal Proposed erection of three bedroomed detached dwelling with integral garage following demolition of existing outbuildings to rear.

Observations The Town Council note that:

- The garage height seems excessive at 4.5 m and question as to how well it fits with the surrounding walls and the house to which it is attached
- The garage appears to be outside the building line between the side of number 157 and the bungalow on Shepherd Road

The TC welcomes the use of building materials in keeping with the existing property and sees this development as a means of improving the boundary walls which in their present condition impact negatively on the street scene.

Application number 16/0130 6 Roseway, Lytham St Annes, FY8 3LU.

Proposal Two storey rear extension

Observations No specific observations.

Application number 16/0147 21 Elmhurst Road, Lytham St Annes, FY8 3JH.

Proposal Single storey extension to front of existing garage and conversion of rear store to utility room and WC.

Observations No specific observations.

Application number 16/0163 19 Glen Eldon Road, Lytham St Annes, FY8 2AU.

Proposal Retrospective application for fence on wall.

Observations Observation. Whilst the fencing does exceed the recommended height level, its position along an alleyway compliments the upgrading of this property and its side/rear access arrangements.

076/16 LANCASHIRE COUNTY COUNCIL – PLANNING APPLICATIONS CONSIDERED

Application number 16/0175/ LCC/2016/0024 Mayfield Primary School, St Leonard's Road East, Lytham St Annes FY8 2HQ.

Proposal Single storey extension, new pedestrian entrance, widening of existing vehicle entrance and 7no new car parking spaces to replace spaces lost due to new pedestrian footpath location.

Observations Support.

077/16 LICENCE APPLICATIONS

<p>The Sea Croft 5 East Bank Road Lytham St Annes FY8 1ND</p>	<p>New Application</p>	<p>Sale of alcohol Monday – Sunday 0001-0000 (24 hours)</p> <p>Regulated Entertainment <i>Recorded music</i> Monday – Sunday 0700-0000 <i>Live music</i> Monday – Sunday 1800-0000 <i>Dancing</i> Monday – Sunday 1200-0000</p>
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No comments on this application.

078/16 REPRESENTATIONS

Councillor Lanyon will make a representation regarding application 16/0060.

079/16 DATE AND TIME OF NEXT MEETING

It was noted that the next meeting of the Committee would take place at **11.00 am on Thursday 21st April 2016**

The meeting finished at 15.40 pm.

Signed

Chairman

Date: 21st April 2016