

## St. Anne's on the Sea Town Council

### Minutes of the Planning Committee held on 19<sup>th</sup> April 2018 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present:

Councillors	T Ford	Chairman
	S Trudgill	Deputy Chairman
	C Akeroyd	
	A Jacques	
	C Lanyon	
Officers	J Nightingale	Responsible Finance Officer
Members of the Public/Press		0

#### 0068/18 APOLOGIES FOR ABSENCE

No apologies were received.

#### 0069/18 DECLARATIONS OF INTEREST

No personal interests to report.

#### 0070/18 DISPENSATIONS REPORT

No dispensations to report.

#### 0071/18 REPRESENTATIONS REPORT

No representations to report.

#### 0072/18 MINUTES OF PREVIOUS MEETING

**RESOLVED** That the minutes of the meeting held on 15<sup>th</sup> March 2018 be approved.

#### 0073/18 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

**Application number** 18/0243 Land Forming Kensington Developments Site, Queensway, Lytham St Annes.

**Proposal** Application to discharge conditions 2 (phasing plan), 3 (levels), 4 (materials), 7 (boundary treatments), 8 (landscaping scheme), 12 (radar impact), 13 (street lighting), 14 (open space maintenance), 15 (tree protection), 16 (arboricultural method statement), 19 (control of noise, dust and vibration), 22 (estate road phasing and completion plan), 24 (estate road management and maintenance), 25 (streets for

adoption), 28 (cycling facilities) and 31 (ecological mitigation) of planning permission 15/400.

**Case Officer** Matthew Taylor.

**Deadline** 16<sup>th</sup> April 2018.

**Notes** At Councillor Ford's request Mr Taylor will be present at the meeting to answer any questions regarding discharge of conditions.

**Observations** No Specific Observations.  
The Town Council would like to thank Mr Taylor, of Fylde Borough Council, for attending the meeting and explaining discharge of conditions on a specific and general level.

**Application number** 18/0093 7 Chatham Avenue, Lytham St Annes, FY8 2RT.

**Proposal** Proposed single storey side extension and single storey rear extension.

**Case Officer** Alan Pinder.

**Deadline** 25<sup>th</sup> April 2018.

**Notes** Town Council has previously stated objections to this application. Revised plans are to be considered.

**Observations** No Specific Observations.

**Application number** 18/0124 11 Chatsworth Road, Lytham St Annes, FY8 2JN.

**Proposal** Two storey side and rear extension and single storey rear extension.

**Case Officer** Alan Pinder.

**Deadline** 12<sup>th</sup> April 2018.

**Observations** Object.  
Plans ambiguous. Are there windows in the side extension or not? Windows appear to be indicated.  
Negative impact of the proposal on the street scene creating a terracing effect.  
Removal of separation between semi-detached properties.  
Extension removes access to the rear.  
Size and scale not in keeping with existing property.  
Overbearing and massing effect on the neighbouring property at No. 9 Chatsworth Road.  
No objection to rear extensions.

**Application number** 18/0134 53 St Annes Road West, Lytham St Annes, FY8 1SB.

**Proposal** Change of use of first and second floors to create 3 self-contained flats (1 x 2 bed and 2 x 1 bed).

**Case Officer** Ruth Thow.

**Deadline** 16<sup>th</sup> April 2018.

**Observations** Support.  
Support the use of vacant property in a conservation area and contributes to the housing supply.

**Application number** 18/0168      27 St Annes Road West, Lytham St Annes, FY8 1SB.

**Proposal** Change of use of land to provide outdoor seating area adjacent to Allegria restaurant.

**Case Officer** Ruth Thow.

**Deadline** 9<sup>th</sup> April 2018.

**Observations** Observations below.  
1, Concern over loss of amenity seating which is in keeping with the existing street scene / furniture.  
2, Concern over the number of tables and chairs in relation to the size of the area.  
3, Concern over time of service – 11pm too late.  
4, How does this accord with the arrangements specified by Bakes & Cakes who offer seating for non-purchasers of their produce.  
5, Can we be assured that the income generated from this arrangement be invested in the maintenance / development / upkeep of St. Anne's Square.  
6, We are concerned that this development may detract from the ambience of the Conservation Area.

**Application number** 18/0175      10 St Annes Road West, Lytham St Annes, FY8 1RF.

**Proposal** Change of use of first floor from hairdressers (use class A1) to self-contained, two-bed flat (use class C3).

**Case Officer** Rob Clewes.

**Deadline** 7<sup>th</sup> April 2018.

**Observations** No Specific Observations.

**Application number** 18/0219      Staples (Unit H), Amy Johnson Way, Lytham St Annes, Blackpool, FY4 2RP.

**Proposal** Variation of condition 1 of planning permission 08/0731 to allow the retail sale of food and drink.

**Case Officer** Kieran Birch.

**Deadline** 12<sup>th</sup> April 2018.

**Observations** No Specific Observations.

**Application number** 18/0221 119 South Promenade, Lytham St Annes, FY8 1NP.

**Proposal** Proposed ground floor single storey extension, second floor side extension with Juliet balconies and balcony to existing front bay window.

**Case Officer** Ruth Thow.

**Deadline** 13<sup>th</sup> April 2018.

**Observations** Observations below.  
1, No objection in principle but would want to see a design that is more in keeping with the features of the existing neighbouring buildings i.e. pitched roof / not a flat roof.  
2, It would result in an unbalanced building in a prominent position on the seafront.

**Application number** 18/0222 49 Folkestone Road, Lytham St Annes, FY8 3EH.

**Proposal** First floor front and rear extensions.

**Case Officer** Alan Pinder.

**Deadline** 20<sup>th</sup> April 2018.

**Observations** Object.  
1, Not in keeping with street scene.  
2, Will create an in-balance as it's a semidetached property.  
3, Dominant structure with proposed development reaching up to ridge.

**Application number** 18/0226 Ground Floor Flat 1, 16 Riley Avenue, Lytham St Annes, FY8 1HZ.

**Proposal** Replacement of ground floor bay window on southern elevation of building (facing Alexandria Drive) with patio doors and windows.

**Case Officer** Alan Pinder.

**Deadline** 28<sup>th</sup> April 2018.

**Observations** No Specific Observations.

**Application number** 18/0232 Radar Station, North Houses Lane, Lytham St Annes, FY8 4NU.

**Proposal** Outline application for the erection of an office block with storage accommodation including formation of additional parking areas (access and layout applied for with all other matters reserved).

**Case Officer** Matthew Taylor.

**Deadline** 29<sup>th</sup> April 2018.

- Observations** Observations below.  
1, Discrepancy re car parking numbers – 10? Or 13?  
2, Doesn't contradict objectives of the Neighbourhood Plan though would have thought that it was more suited to a site on the Enterprise Zone.
- Application number** 18/0239      32 Elmhurst Road, Lytham St Annes, FY8 3JH
- Proposal** Two storey rear extension including formation of Juliet balcony to rear elevation.
- Case Officer** Rob Clewes.
- Deadline** 13<sup>th</sup> April 2018.
- Observations** No Specific Observations.
- Application number** 18/0255      3 Back St Annes Road West, Lytham St Annes, FY8 1RD.
- Proposal** Erection of two non-illuminated signs comprising one fascia sign to front elevation and one wall mounted sign to southwest facing (side) elevation of building.
- Case Officer** Alan Pinder.
- Deadline** 20<sup>th</sup> April 2018.
- Observations** No Specific Observations.
- Application number** 18/0268      67 Warwick Road, Lytham St Annes, FY8 1XJ.
- Proposal** Single storey rear extension including demolition of existing garage and conservatory.
- Case Officer** Alan Pinder.
- Deadline** 21<sup>st</sup> April 2018.
- Observations** No Specific Observations.
- Application number** 18/0292      78 Kenilworth Road, Lytham St Annes, FY8 1LB.
- Proposal** Single storey side and rear extension including demolition of existing outrigger.
- Case Officer** Rob Clewes.
- Deadline** 2<sup>nd</sup> May 2018.
- Observations** No Specific Observations.
- Application number** 18/0303      415 Clifton Drive North, Lytham St Annes, FY8 2NW.

**Proposal** Erection of single storey detached garden studio to rear including raising of garden level. Erection of replacement car port and alterations to garage to rear (resubmission of application 18/0105).

**Case Officer** Rob Clewes.

**Deadline** 7<sup>th</sup> May 2018.

**Observations** No Specific Observations.

**0074/17 REPRESENTATIONS**

**RESOLVED** Town Councillors need not make any representations at the next Development Management Committee meeting.

**0075/18 DATE AND TIME OF NEXT MEETING**

The next meeting will be held at West Lodge, 5 St George's Road St Anne's on the Sea, **Thursday 17th May 2018 at 1.00 pm**

*The meeting finished at 2.46pm*

Signed .....

Chairman

Date: 17<sup>th</sup> May 2018