

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 19th June 2014 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present:	Councillors	T Ford C Akeroyd A Jacques C Lanyon	Chairman
	Officer	H Kennedy P Jackson	Promotion and Events Officer Assistant to the Town Clerk
	Members of the Public/Press		0

187/14 APOLOGIES FOR ABSENCE

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

188/14 DECLARATIONS OF INTEREST

Councillor Ford declared a personal interest in application 14/0334 on the basis that he knew the applicants and did not participate in discussion of this item.

189/14 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on the 15th May 2014 be approved and signed as a correct record.

190/14 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

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

Application Number 14/0276 23-25 St Albans Road

Proposal Proposed change of use from office on first floor to residential flat

Observations Support: Brings accommodation back into residential use.

Application Number 14/0307 Land Adjacent Holly Bank, Division Lane

Proposal Proposed erection of a detached agricultural building (renewal of approval 11/0695)

Observations Could not pass comment as Application falls outside of boundary

Application Number 14/0315 414 Clifton Drive North

Proposal Proposed change of hipped roofs to bungalow to gables, formation of gable to front, introduction of dormer to front roof slope and extension of width of dormer to rear roof slope.

Observations Object: Overbearing and unsightly development

Application Number 14/0320 25-33 Fairhaven Road

Proposal Proposed erection of four storey building providing 33 apartments with associated landscaping, access alterations, car parking and ancillary works following demolition of existing hotel premises

Observations Disappointing loss of a hotel supporting the Town's trade and the consequent loss of jobs/economic activity. It is a Secondary Holiday area which allows for tourism and other residential uses. The footprint is smaller than the existing building and the design is visually pleasing.

Application Number 14/0321 1 Kilnhouse Lane

Proposal Re-submission of 13/0581 - erection of a single residential dwelling

Observations We reiterate our concern over the retention of the original two gateposts. We would like the original conditions to 13/0581 to remain (ie grey water etc.)

Application Number 14/0323 The Lytham Link Hotel, 31-33 St Albans Road

Proposal Proposed change of use from guest house (class c1) to dwellinghouse (class c3).

Observations None Specific

Application Number 14/0327 35-37 South Promenade

Proposal Proposed erection of a five and six storey building providing 36 retirement living apartments (category ii type accommodation), communal facilities, landscaping and car parking.

Observations Object:

- Was originally 31 apartments – it's now 36 – over development of this site
- Dominates sky-line and is higher than surrounding buildings
- Only 32 parking spaces

Application Number 14/0330 Units at Snowdon Road

Proposal Proposed change of use of site and building to mixed use of general industrial (class b2), storage and distribution (class b8), offices (class b1), and associated showroom. Proposed alterations to front and side elevations to create new entrance with additional doors and windows, formation of parking areas around site and new cycle & bin stores.

Observations None Specific

Application Number 14/0334 51 Crosland Road North

Proposal Proposed single storey rear extension and porch front extension

Observations None Specific

Application Number 14/0335 2 Sawley Avenue

Proposal Proposed installation of 2 no. dormers to front elevation

Observations None Specific

Application Number 14/0337 Ripala Cottage, Division Lane

Proposal Proposed alterations to existing dormer bungalow to form three storey dwelling with two storey attached residential annex to rear, balconies to rear, single storey extension to rear, two storey extension to front and detached garage

Observations None Specific

Application Number 14/0344 2/2a/4 Wood Street/14/16 St Andrews Road South

Proposal Proposed alterations to 2 no. self contained flats at second floor level

Observations None Specific

Application Number 14/0346 21a Queens Road

Proposal Retrospective application for summer house / shed

Observations None Specific

Application Number 14/0361 361 Clifton Drive North

Proposal Proposed change of use from care home to 7 residential flats with alterations to form basement accesses

Observations None Specific

Application Number 14/0377 Kilnhouse Service Station

Proposal Proposed removal of condition 1 on planning permission 14/0045 to enable 1.8m high security fence and gates to be retained along site frontage on a permanent basis.

Observations Object: The removal of this condition will not be conducive to early development of this site

191/14 PRIOR NOTIFICATIONS

Application Number 14/0389 42 Heyhouses Lane,

Proposal Application for prior notification of single storey rear extension of 8.0m projection with 3.95m ridge and 2.6m eaves

RESOLVED To note the above Prior Notification.

192/14 REPRESENTATIONS

RESOLVED To inform Fylde Borough Council that representatives of the Town Council wish to appear in person to voice their objections to applications 14/0315 and 14/0327

193/14 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, 17th July 2014.

The meeting finished at 11.28am

Signed

Chairman

Date 17th July 2014