

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 20th November 2014 at
West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present: Councillors T Ford Chairman
C Akeroyd
G Goodman
A Jacques
C Lanyon Deputy Chairman
B Mackenzie

Officer H Kennedy Promotion and Events Officer

Members of the Public/Press 2

278/14 APOLOGIES FOR ABSENCE

There were apologies received from Cllr Henshaw.

279/14 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

280/14 REPRESENTATIONS REPORT

Councillor Lanyon reported to the committee that representations were made on application 14/0601 regarding the change of licence for Jacks Bistro. She noted that cafes and restaurants residing in the cafe quarter of St Annes were not intended for late night live or recorded music events. Jacks Bistro had received numerous complaints from nearby residents. One complaint was received regarding music and noise continuing until 3am. The Development Management Committee agreed to grant the application and extend the outside music license until 11pm.

281/14 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on the 16th October 2014 be approved and signed as a correct record.

282/14 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

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

Application Number 14/0715 35 Derbe Road

Proposal Proposed conversion into five flats

The Deputy Chairman suggested moving application 14/0715 to the top of the agenda so members of the public could voice their objections.

Johnathan Felles of 33 Derbe Road and Patricia Leeds of 29 Derbe Road were invited to speak against the application. The committee discussed the application and points raised.

- Observations:**
- Object**
- The Town Council notes work has already started, then stopped after a visit from a planning enforcement officer and has now restarted with no planning permission in place
 - The Town Council also notes that the statement in the application of the building being a care home is inaccurate. It was a family home.
 - Car Parking – not enough spaces for car parking for five flats. Parking is already an issue as there is a number of accommodation providers & businesses in the vicinity.
 - Over development of the property
 - More acceptable would be three flats – one on each floor.
 - It is felt that size or rooms in the application are too small. They should adhere to social housing minimum
 - Refuse bin space? Potential for an extra 20 bins – where will these go?

Members of the public then left the meeting and the meeting reconvened starting at the beginning of the agenda.

Application Number 14/0561 225 Heyhouses Lane

Proposal Proposed two storey rear extension with balcony on first floor, conservatory to rear and single storey side extension.

Observations: The previous application (10/0593) was granted conditionally and the Town Council would like to see the same conditions imposed.

Application Number 14/0648 New Vogue

Proposal Resubmission of planning permission 13/0611 for proposed conversion of nightclub and existing flat to 9 flats and alterations to existing elevations. Proposed revisions relate to amended elevations, window arrangements and internal layout.

Observations: **Object:**

- While the Town Council did not object to nine 1 bedroom flats, it does object to the current application as the proposed 2 bedroom flats have necessitated a reduction in space making the bedrooms and living rooms too small.
- The cycle store and the bin store appear much larger than any of the rooms in the flats
- Cramped living conditions are not conducive to health and well being

Application Number 14/0670 Dalmeny Hotel

Proposal Proposed raised outdoor seating area to the front of existing hotel with alterations to existing window to provide access door

Observations: None Specific

Application Number 14/0684 19 Chatsworth Road

Proposal Proposed formation of bay window to front at first floor

Observations: None Specific

Application Number 14/0699 Ground Floor Flat, 140 Church Road

Proposal Proposed single storey extension and conservatory to rear

Observations: None Specific

Application Number 14/0708 Oaklands, Division Lane

Proposal Proposed extension of existing hay storage barn

Observations: None Specific

Application Number 14/0714 142 St Annes Road East

Proposal Single storey extension to side & rear of existing semi-detached property. Detached garage to rear following demolition of existing.

Observations: None Specific

Application Number 14/0718 140-142 St Albans Road

Proposal Retrospective application for the installation of an additional air conditioning external unit to the rear elevation

Observations: None Specific

Application Number 14/0719 104 St Thomas Road

Proposal Proposed single storey rear and side extensions, with demolition of existing rear detached garage.

Observations: None Specific

Application Number 14/0742 75 Park Road

Proposal Conversion of existing dwelling to ground floor flat with maisonette over, including single storey extension to rear, additional door to front, Velux windows to front and rear roof slope and window to side elevation

Observations: None Specific

Application Number 14/0746 18-20 St Annes Road West

Proposal Proposed installation of heating, ventilation and extraction plant equipment on the rear elevation to serve existing restaurant.

Observations: None Specific

Application Number 14/0766 10 Denford Avenue

Proposal Proposed raising of roof ridge to convert bungalow to two storey dwelling with two storey extensions to front, side and rear.

Observations: None Specific

Application Number 14/0777 Heyhouses Garage, Heyhouses Lane

Proposal Retrospective application for provision of ATM to front elevation of filling station

Observations: None Specific

Application Number 14/0778 Heyhouses Garage, Heyhouses Lane

Proposal Advertisement consent to display internally illuminated collar advertisement on existing ATM

Observations: None Specific

Application Number 14/0782 52a Holmefield Road

Proposal Change of use of workshop and offices (class B1) to pilates studio (class D1)

Observations: None Specific

Application Number 14/0790 Former Kwik Save, Market Buildings, St Davids Road South

Proposal Proposed erection of 15 no. two storey affordable dwellings (7 x 2 bedroom & 8 x 3 bedroom) with associated access alterations, parking and garden areas.

Observations: **Support**

- The Town Council are impressed the developer consulted with residents before submitting the application
- Contributing to affordable housing supply element
- Happy to see the site to be developed in an aesthetic manner
- Sufficient car parking space

283/14 ENVIRONMENTAL ISSUE

RESOLVED Councillor Ford has spoken to Fylde Borough Council who have granted the provision of a bin on the proposed junction

284/14 NOTIFICATION OF GRANTED LICENSE

RESOLVED The Town Council support the decision for trading in the blue domes.

285/14 REPRESENTATIONS

RESOLVED To inform Fylde Borough Council that representatives of the Town Council wish to appear in person to voice their objections to applications 14/0648 and 14/0715

286/14 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 **2.00pm on Thursday, 18th December 2014.**

The meeting finished at 3.37pm

Signed

Chairman

Date: 18th December 2014