

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 29th August 2013 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	
		K Henshaw	
		C Lanyon	
		B Mackenzie	
		V Willder	ex-officio
	Officer	P Jackson	Assistant to the Town Clerk
	Also Present	M Evans	Planning Officer Fylde Borough Council
	Members of the Public/Press		0

274/13 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Jacques.

275/13 DECLARATIONS OF INTEREST

There were no declarations of interest.

276/13 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on the 4th July 2013 be approved and signed as a correct record.

277/13 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

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

Application Number 12/0038 Land (Housing Kensington), Queensway

Proposal Outline application with all matters reserved for the construction of a mixed use development comprising offices (B1 (A)), general industrial (B2) and storage and distribution (B8), and 82 residential dwellings (C2 and / Or C3) together with associated works and open space with the construction of a new vehicular access from Queensway and Scafell Road (Amended Plans)

Observations Objection.

- The Local Plan designates this area as Employment Land and the Town Council object to this loss of Employment Land
- Concern that there is only one access, particularly with commercial vehicles and residents using the same road.
- Concern over the impact on the water table and request that a full survey and impact assessment be carried out as part of any requirement of a detailed consent if the application is to be approved.

- Concern over the over intensive use of land proposed for residential units
- If the application is approved the Council support the parking at the rear of the proposed terraced houses.

Application Number 13/0528 Land (Housing Kensington), Queensway

Proposal Application for the modification or discharge of planning obligations : removal of affordable housing requirement on 08/0058

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.
- In its assessment of loss of housing value the developer has failed to take into account the reduction in the cost of building costs.
- 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.

Application Number 13/0448 Electronic Data Systems, Heyhouses Lane

Proposal Application for the approval of all reserved matters (landscape, layout, access, appearance, scale) pursuant to application 12/0465 for the development of 162 residential dwellings

Observations Comment There is concern that the proposed road junction layout will be insufficient for the increased traffic flow.

Application Number 13/0450 Electronic Data Systems, Heyhouses Lane

Proposal Full planning application for the development of a retail foodstore (size 3,319 sq m gross/ 2,230 sq m net) and associated car parking, public square and landscaping

Observations Support It is considered that the store and proposed occupier will be beneficial to local residents

Application Number 13/0451 Electronic Data Systems, Heyhouses Lane

Proposal Outline application for development of a 1,050m² public house (use class a3/a4) with associated car parking and landscaping (access from Heyhouses Lane applied for with all other matters reserved)

Observations Objection

- There are three other public houses in the vicinity so no necessity for more such premises.
- The proposed siting is considered too close to the SSSI.

Note: Mr M Evans left the meeting at this point.

Application Number 13/0402 9 All Saints Road

Proposal Retrospective application for single storey extension to rear of ground floor flat

Observations None specific

Application Number 13/0459 164 Church Road

Proposal Change of use of existing two storey side extension element of property to form separate dwelling with parking to front.

Observations None specific.

Application Number 13/0479 St Annes Hotel, 69-71 South Promenade

Proposal Proposed formation of glazed balustrade at front first floor level with insertion of 2 glazed doors to facilitate access, installation of 4 x condensing units to rear of hotel in service zone, and installation of 9 x external lights to front of hotel

Observations None specific.

Application Number 13/0492 30 Clitheroe Road

Proposal Resubmission of application 13/0297 for proposed extension to front and rear dormers, extension to front of garage and single storey extension to side of dwelling.

Observations None specific.

Application Number 13/0511 195 St Davids Road North

Proposal Proposed installation of ATM to shopfront

Observations None specific.

Application Number 13/0512 195 St David's Road North

Proposal Advertisement consent for internally illuminated ATM surround

Observations None specific.

Application Number 13/0513 Tudor Care Home, 62 Orchard Road,

Proposal Application to extend time limit to implement works approved under planning permission 07/0922, being single storey and 4 storey extension to rear and lift shaft.

Observations None specific.

278/13 LICENCE APPLICATIONS

The Committee received and considered the following application:

Premises	Application	Proposed Activities & Hours
Paul Lomax Anton's Café Bar Park Road St Annes	New	Sale of Alcohol Monday to Sunday 09.00 – 21.00

RESOLVED That the application be noted.

279/13 12/0729

At the request of the Chairman the Committee considered the recent granting of consent in respect of the above development which is against Policies adopted by the Borough Council. It was noted that the Town Council considered the application in January 2013 when the following decision was made:

Application Number 12/0769 *35-41 South Promenade*

Proposal *Outline application for 31 no. apartments*

Observations *Objection*

- *In contravention of Policy TREC1 which encourages tourism related uses in tourism (designated) area.*
- *On outer perimeter of the Conservation Area and not in keeping with nearby historic buildings.*
- *The monstrous design would be prejudicial to the character and appearance of the area.*
- *The proposed development shows no mix of dwelling or affordable housing. The 31 apartments do not in any significant way contribute to a perceived shortage of housing.*
- *In conflict with Policy EP3 (new development in a designated Conservation Area will only be permitted where the character or appearance of the area are appropriately conserved or enhanced).*
- *The proposed building is too high.*

RESOLVED That the Town Clerk write an appropriate letter to the Borough Council deploring the decision to grant planning consent and requesting that applications relating to the Town Council should be decided by Councillors elected to represent the town.

280/13 CONDITION OF DEVELOPMENT SITES WITHIN ST ANNE'S ON THE SEA

Following comments raised by the public at the last Council meeting the Committee considered the state of undeveloped sites in the town.

RESOLVED That the Town Clerk write to the Borough Council requesting that appropriate action be taken to address this problem.

281/13 DATE AND TIME OF NEXT MEETING

It was noted that the next meeting would be held at West Lodge, 5 St Georges Road St Anne's on the Sea **Thursday 26th September 2013 at 2.00pm.**

The meeting finished at 3.30 pm.

Signed

Chairman

Date 26th September 2013