

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 28th July 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
C Akeroyd (until item 16/0457)
A Jacques
K Henshaw

Officers J Nightingale Town Council Support Officer

Members of the Public/Press 1

184/16 APOLOGIES FOR ABSENCE

Apologies were received from Councillor B Meadowcroft.

185/16 DECLARATIONS OF INTEREST

In reference to application 16/0495 Councillor Ford declared that he is an acquaintance and former neighbour of the applicant. In reference to application 16/0497 Councillor Henshaw declared that she is an acquaintance the applicant.

186/16 REPRESENTATIONS REPORT

There were no representations to report.

187/16 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 16th June 2016 be approved.

188/16 FYLDE BOROUGH COUNCIL - PLANNING APPLICATIONS CONSIDERED

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

Application number 16/0061 Land at Roseacre, Wildings Lane, Lytham St Annes, FY8 3RJ.

Proposal Erection of 46 dwelling houses and associated public open space, and enhancement to wildings lane, following demolition and removal of existing dwelling, stables, ménage and paddocks. REVISED PLANS.

Observations Object.

1. Share concerns raised by LCC Highways especially in relation to "piecemeal" development and proposals.
 2. Outside the settlement boundary.
 3. Negative impact on natural environment.
- N.B. Many of the documents relating to this application were unavailable.

Application number 16/0344 115 St Davids Road North, Lytham St Annes, FY8 2DJ.

Proposal Single storey side / rear extension and patio to rear.

Observations No specific observations.

Application number 16/0374 Dalmeny Hotel, 19-33 South Promenade, Lytham St Annes, FY8 1LX.

Proposal Outline application for erection of a 5 storey building to provide 50 apartments and associated parking following the demolition of existing buildings to the Clifton Drive South frontage (access layout and scale applied for).

Observations Object.

1. Takes no account of the Town Council emerging Neighbourhood Development Plan (See pages 81, 83, 85).
2. Creates a massing effect with a negative impact on the street scene of a major arterial route.
3. No mix of housing types.
4. Contrary to FBC's Policy TREC (residential and not tourism related).
5. Contrary to national NPPG re. surface water drainage. (No SuDS).
6. Clarification needed re – housing supply calculation of 6.3 years supply, this goes against the application.
7. Proposed access will impact on pedestrian crossing.
8. Re Section 6 of application form, indicates no change to access from the highway but the plans indicate otherwise.
9. Insufficient car parking.
10. No affordable housing on site.

Application number 16/0399 43 St Annes Road West, Lytham St Annes, FY8 1SB.

Proposal Advertisement consent to display 1 x internally illuminated fascia sign and 1 x externally illuminated double sided projecting sign.

Observations Case not considered as Decision Notice already published by Fylde Borough Council.

Application number 16/0414 30 Frobisher Drive, Lytham St Annes, FY8 2RG.

Proposal Proposed porch to front elevation.

Observations	No specific observations.
Application number	16/0425 40 St Annes Road East, Lytham St Annes, FY8 1UR.
Proposal	Formation of extended permeable driveway area to front.
Observations	No specific observations.
Application number	16/0428 18 Lindsay Avenue, Lytham St Annes, FY8 3LN.
Proposal	First floor side extension over existing ground floor extension.
Observations	Object. 1. Semi-detached house on corner of Haymarket – would result in large and dominant building projecting well to front of building line on Haymarket.
Application number	16/0429 13 Orchard Road, Lytham St Annes, FY8 1RY.
Proposal	Change of use from retail shop (Class A1) to ice cream parlour / cafe (Class A3).
Observations	Support. The Town Council welcomes re-opening of empty shop in the Town Centre.
Application number	16/0440 13 Wood Street, Lytham St Annes, FY8 1QS.
Proposal	Application for prior approval for change of use of existing retail shop (Class A1) to cafe (Class A3).
Observations	Support.
Application number	16/0443 65 St Andrews Road North, Lytham St Annes, FY8 2JF.
Proposal	Certificate of lawfulness for existing use for 4 flats.
Observations	No specific observations.
Application number	16/0450 Deeway, Division Lane, Lytham St Annes, Blackpool, FY4 5EA.
Proposal	Single storey extension to rear.
Observations	No specific observations.
Application number	16/0453 13 Beach Road, Lytham St Annes, FY8 2NR.

Proposal	Hip to gable roof lifts to both sides of property and construction of a dormer to the rear.
Observations	Object. Incongruous and overbearing adjacent to Conservation area.
Application number	16/0457 9 Dover Road, Lytham St Annes, FY8 3HN.
Proposal	Single storey side and rear extension.
Observations	No specific observations.
Application number	16/0462 20 Cavendish Road, Lytham St Annes, FY8 2PX.
Proposal	Single storey rear extension.
Observations	No specific observations.
Application number	16/0464 126 St Andrews Road South, Lytham St Annes, FY8 1YA.
Proposal	Re-submission of 15/300 - change of use of ground and first floor of property as a restaurant (use class A3) and a hot food takeaway (use class A5) with the installation of extraction louvres to rear.
Observations	Object. 1. Hours of opening – midnight considered too late in a residential area.
Application number	16/0465 Telephone Exchange, 56 St David's Road South, Lytham St Annes, FY8 1TS.
Proposal	Installation of 3 no. Antennas at rooftop level and one equipment cabinet at ground level with ancillary works.
Observations	No specific observations.
Application number	16/0470 Westmorland House, 29-31 Orchard Road, Lytham St Annes, FY8 1UQ.
Proposal	Proposed alterations to existing office building associated with permitted change of use to 25 no. Residential flats. Works include elevational alterations and extensions to front elevation.
Observations	No specific observations.
Application number	16/0494 43 Derbe Road, Lytham St Annes, FY8 1NJ.
Proposal	Erection of single storey building to rear to provide holiday cottage.
Observations	No specific observations.

Application number 16/0495	21 St Leonards Road West, Lytham St Annes, FY8 2PF.
Proposal	Porch to front elevation.
Observations	No specific observations.
Application number 16/0497	21 Ashley Road, Lytham St Annes, FY8 3AS.
Proposal	Single storey rear extension.
Observations	No specific observations.
Application number 16/0499	Land adj to 28 Wood Street, Lytham St Annes, FY8 1YQ.
Proposal	Advertisement consent for free standing static timber framed free standing sign (retrospective).
Observations	Observations below. Does this set a precedent in the Town Centre Conservation area?
Application number 16/0503	210 St Albans Road, Lytham St Annes, FY8 3HU.
Proposal	Formation of first floor extension over existing flat roof garage including dormer to Shepherd Road frontage, Velux windows to other sides and infill extension to rear.
Observations	Object. 1. Overbearing and massing effect on a corner property. 2. Impacting negatively on the street scene. 3. Predominately single storey properties in the surrounding area.
Application number 16/0504	411 Clifton Drive North, Lytham St Annes, FY8 2NW.
Proposal	Single storey extension to rear, porch extension to front, and alterations to front and rear dormers.
Observations	No specific observations.
Application number 16/0512	40 Ashley Road, Lytham St Annes, FY8 3EL.
Proposal	Retrospective application for extended hard standing / driveway to front.
Observations	APPLICATION WITHDRAWN.
Application number 16/0518	18 Kilgrimol Gardens, Lytham St Annes, FY8 2QY.
Proposal	Extension to front of existing Garage.

Observations	No specific observations.
Application number	16/0534 King Edward VII School, Clifton Drive South, Lytham St Annes, FY8 1DT.
Proposal	Change of use of the existing school cricket pavilion into cafe space with decking area.
Observations	No specific observations.
Application number	16/0537 Sunwin Motors Group, Lytham St Annes, FY4 2RP.
Proposal	Advertisement consent for illuminated and non-illuminated fascia signs, illuminated signage around doorway, illuminated totem sign to frontage and various other signage associated with rebranding for Hyundai dealership.
Observations	No specific observations.
Application number	16/0545 89 Heyhouses Lane, Lytham St Annes, FY8 3RN.
Proposal	Erection of a summer house in garden (retrospective).
Observations	No specific observations.

**189/16 APPEAL AGAINST REFUSAL OF PLANNING PERMISSION
(Additional comments only in respect of appeal).**

Application Number	15/0902 St Annes Medical Centre, Durham Avenue, Lytham St Annes, FY8 2EP.
Planning Inspectorate Ref	APP/M2325/W/16/3150374.
Proposal	Retrospective application to allow b1 use of existing second floor, demolition of 5 Stephen street and extension to car park and proposed roof lift to existing medical centre to create additional office space on second floor.
Observations	<p>Object.</p> <p>The Town Council have taken a pragmatic view of this application and do not oppose two of the retrospective elements of the application, i.e. the demolition of a property and the extension of the car park. These have already taken place. Whilst the Town Council in no way condone work taking place without the relevant and requisite permissions it is very much a 'fait accompli' since the borough council have signed these matters off.</p> <p>The town council strongly object to the proposals for the roof lift to create additional office space which is designed to</p>

facilitate the relocation of a medical practice from elsewhere in the town.

The Town Council's objections remain the same in relation to traffic volumes, traffic circulation, parking, loss of light and alternative sites in close proximity etc.

No alternative sites appear to have been considered. (Fairways and Kilnhouse Lane former garages provide offer previously developed land).

The extra numbers of patients and staff using this PURPOSE BUILT FACILITY (for 2 medical practices) in a primarily residential cul-de-sac would have a significant impact on both the residential amenity and existing users of the medical centre. (Criterion 2 of Policy CF1)

The Town Council fully supports the objections as cited by Fylde Borough Council

The proposed development would be detrimental to the amenities of adjacent residents of Durham Avenue (in particular No. 9 and 11) and Stephen Street (in particular No. 4 and 6) by reason of its height, scale and mass in proximity to these dwellings. The resulting building would appear visually dominant and overbearing when viewed from properties on Durham Avenue and Stephen Street and create an unacceptable level of loss of light to the detriment of residential amenity, contrary to the NPPF and Policy CF1 of the adopted Fylde Borough Local Plan (as altered 2005).

2 The additional consultation rooms and office space provided by the proposed extension would result in additional traffic attending and parking at the site. In the absence of any consequential increase in the parking provision at the site, and with the existing levels of pressure on the existing parking provision, the extended accommodation is likely to lead to parking overspilling from the site onto surrounding streets thereby causing disturbance to the amenity of residents on those streets, and congestion to the detriment of highway safety. Accordingly, the proposal is contrary to criteria 2 and 4 of Policy CF1 of the Fylde Borough Local Plan (as altered 2005) and the NPPF.

Planning Inspectorate Ref	APP/M2325/W/16/3150723.
Proposal	Outline application for erection of up to 53 no. dwellings (access applied for with other matters reserved).
Observations	Object. Town Council's objections of application 14/0580 still stand.

190/16 REPRESENTATIONS

RESOLVED To inform Fylde Borough Council that representatives of the Town Council wish to appear in person to voice their objections to application 16/0374.

191/16 DATE AND TIME OF NEXT MEETING

It was noted that the next meeting of the Committee would take place at **1.00 pm on Thursday 18th August 2016**

The meeting finished at

Signed

Chairman

Date: 18th August 2016