

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 15th December 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
B Meadowcroft
S Trudgill

Officers J Nightingale Town Council Support Officer

Members of the Public/Press 4

283/16 APOLOGIES FOR ABSENCE

There were no apologies received.

284/16 DECLARATIONS OF INTEREST

There were no declarations of interest.

285/16 REPRESENTATIONS REPORT

A written objection by Councillor Trudgill was sent to Fylde Borough Council Development Management Committee on the 5th December 2016 regarding planning application 16/0639 The Gables, 35-39 Orchard Road, Lytham St Annes, FY8 1PG.

286/16 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 17th November 2016 be approved.

287/16 FYLDE BOROUGH COUNCIL - PLANNING APPLICATIONS CONSIDERED

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

Application number 16/0213 234 Clifton Drive South, Lytham St Annes, FY8 1NH.

Proposal Retrospective application for erection of 800mm high close boarded timber fence above boundary wall to Clifton Drive South.

Notes (On list for information purposes only).

- Observations** An appeal is proceeding under the Householder Appeals Service. The Town Council cannot make additional comments but has the option to withdraw previous comments. However, originally the Town Council made 'No Specific Observations'.
- Application number** 16/0639 The Gables, 35-39 Orchard Road, Lytham St Annes, FY8 1PG.
- Proposal** Erection of four storey building providing 19 no. apartments with associated access, car parking and landscaping.
- Observations** Object.
The Town Council wish to see the retention of the pitched roof and gables as approved as part of the previous application (September 2016), on the grounds of aesthetics and harmonising with the existing street scene. In reference to the emerging Neighbourhood Plan we would like to see solar panels installed to increase sustainability.
- Application number** 16/0724 1 Lomond Avenue, Lytham St Annes, FY8 3LX.
- Proposal** Retrospective application for construction of detached domestic outbuilding.
- Observations** No Specific Observations.
- Application number** 16/0877 20 Balmoral Road, Lytham St Annes, FY8 1ER.
- Proposal** Single storey extension and raised patio area to rear.
- Observations** No Specific Observations.
- Application number** 16/0891 18 Leamington Road, Lytham St Annes, FY8 1UA.
- Proposal** New garage to rear.
- Observations** No Specific Observations.
- Application number** 16/0898 10 Sawley Avenue, Lytham St Annes, FY8 3QL.
- Proposal** Dormers to side elevations, 2 storey rear extension and balcony.
- Observations** Observations below.
We are concerned with overlooking issues with regards to the balcony, and the application form does not refer to the balcony.
- Application number** 16/0902 Royal Lytham And St Annes Golf Club, Links Gate, Lytham St Annes, FY8 3LQ.
- Proposal** Erection to detached timber building to provide teaching facility adjacent to existing pro shop.

Observations	No Specific Observations.
Application number	16/0905 Keenans Mill, Lord Street, Lytham St Annes, FY8 2DF.
Proposal	Erection of 5 x two storey dwellings and a three-storey building providing 21 apartments following demolition of existing building with access from Lord Street.
Observations	Support. The TC supports development of a brownfield site, and the provision of social housing. The TC would like a contribution towards local transport infrastructure (bus shelters, improvements at the railway station).
Application number	16/0917 15 Croyde Road, Lytham St Annes, FY8 1EX.
Proposal	Proposed single storey extension to rear following removal of existing conservatory.
Observations	No Specific Observations.
Application number	16/0927 Morrison Supermarkets Plc, Amy Johnson Way, Lytham St Annes, Blackpool, FY4 2AY.
Proposal	Construction of left only egress from car park onto Squires Gate Lane.
Observations	Support. The Town Council supports the improvement of the current congestion situation around the roundabout and traffic lights, which will improve overall highway safety.
Application number	16/0928 5 Wood Street, Lytham St Annes, FY8 1QS.
Proposal	Application for prior approval for change of use of existing first floor solicitor's office including ground floor entrance lobby (class A2) to a residential flat (class C3).
Observations	Support. We support applications which bring disused buildings back into use, particularly within the Town Centre area.
Application number	16/0936 30 Alexandria Drive, Lytham St Annes, FY8 1JD.
Proposal	Resubmission of application 16/0258 for single storey rear extension.
Observations	No Specific Observations.
Application number	16/0938 26 Alexandra Road, Lytham St Annes, FY8 1YD.

Proposal	Entrance porch to fish and chip shop.
Observations	Object. It does not contribute to the visual harmony of the street scene on a corner location.
Application number	16/0944 Camelot, Division Lane, Lytham St Annes, Blackpool, FY4 5EA.
Proposal	Proposed pitched roof to dwelling, pitched roof dormer to front elevation, flat roof dormer with balcony to rear, & pitched roof to existing garage.
Observations	No Specific Observations.
Application number	16/0949 31 Lindsay Avenue, Lytham St Annes, FY8 3LN.
Proposal	Two storey extension to side and rear, single to rear.
Observations	No Specific Observations.
Application number	16/0953 15 Newbury Road, Lytham St Annes, FY8 1DG.
Proposal	First floor rear extension.
Observations	No Specific Observations.
Application number	16/0955 Units at Snowdon Road, Lytham St Annes, FY8 3DP.
Proposal	Retrospective application for erection of floodlights to car park on 4m high posts.
Observations	No Specific Observations.
Application number	16/0956 5 Wentworth Mews, Lytham St Annes, FY8 3UN.
Proposal	Replacement of existing 2nd floor window with a sliding door to include juliet balcony.
Observations	No Specific Observations.
Application number	16/0970 64 Newbury Road, Lytham St Annes, FY8 1DH.
Proposal	Single and two storey rear extension, hip to gable roof alteration, and rear dormer with juliet balcony.
Observations	No Specific Observations. Please note 'proposed ground floor plan' should be labelled 'proposed first floor plan'.

Application number 16/0973 14 Fairhaven Road, Lytham St Annes, FY8 1NN.

Proposal Resubmission of application no. 16/0674 for dormer windows to front elevations & to side elevations of rear outrigger.

Observations No Specific Observations.

288/16 APPEAL AGAINST REFUSAL OF PLANNING PERMISSION (Additional comments only in respect of appeal).

Application number 15/0885 Westbrook Nurseries, Division Lane, Lytham St Annes, Blackpool, FY4 5EB.

Planning Inspectorate Ref APP/M2325/W/16/3156547.

Proposal Retention of mobile home for use as holiday accommodation with ancillary development of decking to side, roof structure to mobile home, and surrounding land to support holiday use.

Observations Observations below.
The property has not been residentially occupied for 60/65 years as stated in the application – only since 1987 when a caravan was permitted for agricultural use. In addition this is greenbelt land, and the development is detrimental to open countryside.

289/16 LANCASHIRE COUNTY COUNCIL – PLANNING APPLICATIONS CONSIDERED

Application number LCC/2016/0073 Mayfield Primary School, St Leonards Road East, Lytham St Annes FY8 2HQ.

Proposal Single storey extension to form new office and canopy to main entrance.

Observations Support.
The entrance will be more welcoming and have better space for visitors not having to wait in the school area. The canopy will be a welcome shelter in bad weather. St. Anne's on the Sea Support this application.

290/16 PUBLIC SPACE PROTECTION ORDERS

RESOLVED The committee agreed that due to the consultation period ending on the 15th January individual councillors would be free to submit personal views, on the Public Space Protection Orders, using the online submission form provided by Fylde Borough Council.

291/16 SATC / FBC CONSULTEE COMMENT PROCESS

RESOLVED The committee agreed to seek clarification from Fylde Borough Council regarding the length of consultation period for considering planning applications.

292/16 REPRESENTATIONS

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

293/16 DATE AND TIME OF NEXT MEETING

It was noted that the next meeting of the Committee would take place at **10.00 am on Thursday 19th January 2017.**

The meeting finished at 12.08.

Signed

Chairman

Date: 19th January 2017