

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 20th April 2017 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
	A Jacques	
	S Trudgill	
Officers	J Nightingale	Responsible Finance Officer
Members of the Public/Press		0

084/17 APOLOGIES FOR ABSENCE

Apologies were received from Councillors B Meadowcroft and C Akeroyd.

085/17 DECLARATIONS OF INTEREST

No declarations of interest were received.

086/17 DISPENSATIONS REPORT

No dispensations to report.

087/17 REPRESENTATIONS REPORT

No representations to report.

088/17 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 16th March 2017 be approved.

089/17 LOCAL LIST OF HERITAGE ASSETS

The committee deferred discussion until the next planning meeting.

090/17 PLANNING APPLICATIONS Fylde Borough Council (FBC) (From previous meeting).

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

Application number 17/0054 Lancashire Energy HQ, Blackpool and the Fylde College, Blackpool Airport Enterprise Zone, Squires Gate Lane, Lytham St Annes, Blackpool, FY4 2QS.

Proposal	Variation of condition 21 of planning permission 15/0811 relating to phasing of off-site highway improvement works.
Case Officer	Kieran Birch.
Deadline	12 th March 2017
Observations	After further correspondence with Fylde Borough Council it was determined by the Town Council Planning Committee that they have no objection to FBC delegated powers determining this application.

091/17 FYLDE BOROUGH COUNCIL – PLANNING APPLICATIONS CONSIDERED

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

Application number 17/0079 9 Windsor Road, St Annes, Lytham St Annes, FY8 1ET.

Proposal Single storey extension and conservatory to rear.

Case Officer Claire Booth

Deadline 8th April 2017

Observations No Specific Observations.

Application number 17/0152 11 Park Road, Lytham St Annes, FY8 1PW.

Proposal Change of use from office building to 6no. Holiday flats, including replacement of ground floor shopfront glazing with brick and patio doors leading to decking area to front.

Case Officer Alan Pinder

Deadline 24th April 2017

Observations Observations below.
We are not convinced this proposed development is in keeping with the front of the building which is in a conservation area.

Application number 17/0158 7 Jervis Close, Lytham St Annes, FY8 2RL.

Proposal Demolition of garage & conservatory, erection of a two storey side extension and single storey rear extension.

Case Officer Alan Pinder

Deadline 6th April 2017

Observations No Specific Observations.

Application number 17/0193 93-99 St Andrews Road South, Lytham St Annes, FY8 1PU.

Proposal First and second floor extension to rear of nursing home to provide additional bedrooms on existing terrace area. Extension of external fire escape to rear. Erection of 1.8m high timber fence to front and formation of decking area to front.

Case Officer Alan Pinder

Deadline 17th April 2017

Observations No Specific Observations.

Application number 17/0203 7 North Houses Lane, Lytham St Annes, FY8 4NT.

Proposal Formation of pitched roof over existing extension to side and alterations to roof of dwelling to provide loft conversion including gable glazing and dormer to rear and Velux windows to rear and side. Single storey rear extension.

Case Officer Rob Clewes

Deadline 10th April 2017

Observations No Specific Observations.

Application number 17/0217 2 Denford Avenue, Lytham St Annes, FY8 1EJ.

Proposal Retrospective application for erection of fence (1.95m) to side garden area (fronting Laverton road).

Case Officer Claire Booth

Deadline 14th April 2017

Observations No Specific Observations.

Application number 17/0222 1 Caryl Road, Lytham St Annes, FY8 2PZ.

Proposal Erection of 1.8m high timber boundary fence to enclose rear garden to dwelling.

Case Officer Alan Pinder

Deadline 17th April 2017

Observations No Specific Observations.

Application number 17/0232 102 North Promenade, Lytham St Annes, FY8 2QP.

Proposal Increased ridge height, alteration to roof form & external alterations including front balcony to facilitate second floor use.

Case Officer Rob Clewes

Deadline 17th April 2017

Observations Observations below.
Good use of roof space but the Town Council have concerns re overlooking issues (104) which need to be addressed.

Application number 17/0239 357 Clifton Drive North, Lytham St Annes, FY8 2PA.

Proposal Conversion of existing basement to form 2-bedroom dwelling with sunken patio area to side.

Case Officer Rob Clewes

Deadline 1st May 2017.

Observations Observations below.
1, Unhappy with use of inappropriate PVC materials – consideration needs to be given to the quality of materials.
2, Proposed windows should be sash style in keeping with existing i.e. no centre rails.

Application number 17/0240 Morrison Supermarkets Plc, Amy Johnson Way, Lytham St Annes, Blackpool, FY4 2AY.

Proposal Advertisement consent for replacement signage scheme including 1 x internally illuminated motif box, 3 x illuminated logos, 1 x internally illuminated totem, 1 x internally illuminated garage canopy sign, 1 x internally illuminated kiosk sign and 1 x internally illuminated car wash sign.

Case Officer Alan Pinder

Deadline 21st April 2017

Observations No Specific Observations.

Application number 17/0250 22 Windsor Road, St Annes, Lytham St Annes, FY8 1ET.

Proposal Proposed garden room to rear garden of existing detached property.

Case Officer Claire Booth

Deadline 24th April 2017

Observations No Specific Observations.

Application number 17/0268 19 Wood Street, Lytham St Annes, FY8 1QR.

Proposal Change of use from A2 financial/professional services to B1 offices.

Case Officer Alan Pinder

Deadline 7th May 2017

Observations Support.
Support the return of a building back into use in support of the local economy.

Application number 17/0291 197 Inner Promenade, Lytham St Annes, FY8 1DW.

Proposal Formation of Juliet balcony to front elevation at first floor.

Case Officer Claire Booth

Deadline 6th May 2017

Observations No Specific Observations.

Application number 17/0293 48 Frobisher Drive, Lytham St Annes, FY8 2RG.

Proposal Two storey side extension.

Case Officer Ruth Thow

Deadline 6th May 2017

Observations No Specific Observations.

Application number 17/0296 Land Adjacent Kilnhouse Lane And, Queensway, Lytham St Annes.

Proposal Resubmission of application 16/0524 for outline application for the erection of 115 dwellings with all matters reserved.

Case Officer Kieran Birch

Deadline 6th May 2017

Observations Object.
The Town Council has no objection in principle to this land being developed for housing as no one has come forward to develop it for industrial use. We are mindful of the site forming part of Lytham Moss Heritage Site. We support the mix of housing styles / designs and percentage of affordable housing. (We appreciate allocation of bungalows in accordance with the emerging Neighbourhood Plan).
The Town Council believe it is imperative that, in the interest of highway safety, vehicle access should not be restricted to a single point. Scafell Road would provide access to local shops and services, in support of sustainability.
Note the red line denoting the extent of the site has been amended to exclude potential access to Scafell Road.
The Town Council would welcome the inclusion of solar panels on all premises in accordance with the Neighbourhood Plan.

092/17 REPRESENTATIONS

Members are requested to consider whether personal representations are to be made with respect of any objections made to the above applications.

093/17 DATE AND TIME OF NEXT MEETING

The next meeting will be held at West Lodge, 5 St George's Road St Anne's on the Sea, **Thursday 18th May 2017 at 1.00 pm**

The meeting finished at 14.15pm

Signed

Chairman

Date: 18th May 2017