

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

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 / Rob Buffham

Deadline 24th April 2017

Original 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.

Amended Observations Following receipt of revised drawings and e-mail correspondence the Town Council planning committee made the following comments,

“For application 17/0152 11 Park Road the decision of the Town Council, considering revised drawings and additional information, is that the original ‘observations’ have been met to a minimum level. The Town Council does not have any objection to this application being approved.”

0158/17 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number 16/1025 Land adj To Valentines Kennels, Wildings Lane, Lytham St Annes, FY8 3RJ.

Proposal Outline application for 550 dwellings, an associated local centre including use classes A1-A5, public open space and landscaping with all matters reserved.

Case Officer Kieran Birch

Deadline 12th June 2017

Observations Object.

1, The development does not adhere to the objective of the Saint Anne's on the Sea Neighbourhood Development Plan:

Objective one of the Neighbourhood Plan states “ensure that the town will have a sustainable and prosperous local economy and support local business”. The Town

Council considers the retail area, within the application, as not sustainable. As one Public House opens others close i.e. Fairhaven, Hole-In-One.

GP1: Settlement Boundary. The proposed development is contrary to the Development Plan as it is outside the settlement boundary.

EN1: Sites of Biological and Geographical Importance. The development falls within a Biological Heritage Site which is contrary to the Development Plan.

TR1: Accessibility for All. The application conflicts with the Development Plan as there are no improvements to accessibility for anyone.

TR4: Getting Around St. Anne's. The application conflicts with the Development Plan as no consideration has been given to linking with the existing layout (footpaths, bridleways, cycle routes etc).

DEL1 (e): Developer Contributions. The application is contrary to the Development Plan as no provision has been made for affordable housing.

HOU4: Residential Design. The application is contrary to the Development Plan as it does not meet the criteria of a "west coast garden neighbourhood" as described in the Design Guide SPD.

SU1: Incorporate Sustainable Urban Drainage into New Development. The application does not meet the requirements of sustainable drainage stated by the Development Plan. See the response from the Lead Local Flood Authority dated 12th June 2017.

2, Discrepancy between application and documents lodged. Application states 550 dwellings whereas documents refer to up to 500.

3, The development would cause a loss of agricultural land.

4, We do not consider the provision of Green Spaces in the application mitigate the loss of open countryside habitat.

5, We consider the development has inadequate access for vehicles with only one single access point.

6, We dispute the statement 2.4.1 in the Design Access Statement which is entirely dependent on the M55 link road being completed.

The Town Clerk left the meeting at this point.

Application number 16/0464 126 St Andrews Road South, Lytham St Annes,
FY8 1YA.

Proposal Re-submission of 15/0300 - 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, first floor bay window to rear and pitched roof dormer to rear.

Case Officer Alan Pinder

- Deadline** 8th June 2017
- Observations** Object.
The Town Council considers 11pm to be the latest acceptable opening time in a residential area.
- Application number** 17/0094 Westgate House, Squires Gate Lane, Lytham St Annes, Blackpool, FY4 2TS.
- Proposal** Advertisement consent for display of 1 x internally illuminated 7.5m high totem sign, 1 x non-illuminated directional post sign, 1 x internally illuminated poster display unit, 2 x internally illuminated eaves signs, 4 x billboards & 1 x free standing billboard.
- Case Officer** Claire Booth
- Deadline** 9th June 2017
- Observations** No Specific Observations.
- Application number** 17/0366 26 St Andrews Road South, Lytham St Annes, FY8 1PS.
- Proposal** Advertisement consent for one externally illuminated fascia sign.
- Case Officer** Alan Pinder
- Deadline** 16th June 2017
- Observations** No Specific Observations.
- Application number** 17/0392 249 Clifton Drive South, Lytham St Annes, FY8 1HW.
- Proposal** Replace concrete gate posts with brick gate piers widen by 12 inches erection of timber fence over front garden wall 1600mm.
- Case Officer** Alan Pinder
- Deadline** 17th June 2017
- Observations** No Specific Observations.
- Application number** 17/0398 17 Durham Avenue, Lytham St Annes, FY8 2BD.
- Proposal** Proposed erection of two orangeries to the rear and removal of front porch.
- Case Officer** Alan Pinder
- Deadline** 11th June 2017
- Observations** No Specific Observations.
- Application number** 17/0438 15 Lindsay Avenue, Lytham St Annes, FY8 3LN.

Proposal Two storey side and rear extension with single storey element to front and single storey rear extension.

Case Officer Rob Clewes

Deadline 24th June 2017

Observations No Specific Observations.

Application number 17/0450 Glendower Hotel, 32 North Promenade, Lytham St Annes, FY8 2NQ.

Proposal Advertisement consent for display of internally 1 illuminated totem sign and 1 illuminated projecting sign.

Case Officer Claire Booth

Deadline 25th June 2017

Observations No Specific Observations.

Application number 17/0461 36 Walmer Road, Lytham St Annes, FY8 3HL.

Proposal Erection of single storey rear extension.

Case Officer Ruth Thow

Deadline 1st July 2017

Observations No Specific Observations.

Application number 17/0465 206 Church Road, St Annes, Lytham St Annes, FY8 3NW.

Proposal Proposed two storey side extension and single storey rear extension.

Case Officer Claire Booth

Deadline 1st July 2017

Observations No Specific Observations.

0159/17 REPRESENTATIONS

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

0160/17 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 20th July 2017 at 1.00 pm**

The meeting finished at 14.30pm

Signed

Chairman

Date: 20th July 2017