

St. Anne's on the Sea Town Council

Minutes of the Planning and Environment Committee held on 20th July 2017 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present: Councillors T Ford Chairman
S Trudgill Deputy Chairman
C Akeroyd
A Jacques
C Lanyon

Officers J Nightingale Responsible Finance Officer
(17/0299. The RFO left the meeting at this point)
S Taylor Town Clerk

Members of the Public/Press 0

0181/17 ELECTION OF CHAIRMAN / DEPUTY CHAIRMAN

Councillor T Ford was elected as Chairman of the Committee and Councillor S Trudgill as the Deputy Chairman.

0182/17 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Meadowcroft.

0183/17 DECLARATIONS OF INTEREST

Councillors Akeroyd, Ford, Lanyon and Trudgill all stated a personal interest in application 17/0299 as customers of various businesses located on the site.

0184/17 DISPENSATIONS REPORT

No dispensations to report.

0185/17 REPRESENTATIONS REPORT

No representations to report.

0186/17 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 15th June 2017 be approved.

0187/17 LOCAL LIST OF HERITAGE ASSETS

The Responsible Finance Officer stated Councillors should inform the RFO of any additions / amendments to Ward Local Lists previously distributed.

0188/17 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number 15/0400 Land Forming Kensington Developments Site, Queensway, Lytham St Annes.

Proposal Application for approval of reserved matters pursuant to outline planning permission 08/0058 for the layout, scale, appearance and landscaping of a development for 892 dwellings and associated infrastructure.

Case Officer Rob Buffham.

Deadline 7th August 2017.

Notes This application will be considered by the FBC planning committee on the 8th August.

Observations Object.

- 1, The application is contrary to the Neighbourhood Development Plan as it does not meet the criteria of "Garden Town by the Sea".
- 2, The application does not demonstrate any regard to the design guide in the supporting information contrary to Policy DH1.
- 3, It is contrary to Policy HOU4 because no consideration has been provided to take into account renewable energy generation, water recycling / solar gain.
- 4, Contrary to TR4 the application conflicts with the Development Plan and no consideration has been given to linking with the existing layout (footpath / cycle routes / bridleways).
- 5, Discrepancy between application and documents lodged in respect of housing number 15/0004 with 892 dwellings and Application 08/0058 with 927 dwellings?

Application number 17/0299 St Leonards Bridge Garage, St Leonards Road East, Lytham St Annes, FY8 2JP.

Proposal Outline residential application (matters applied for - access, layout & scale) comprising of a 3-storey building for up to 38 apartments.

Case Officer Rob Clewes.

Deadline 24th July 2017.

Notes The Town Council previously objected to this application. This application will be considered by the FBC planning committee on the 26th July.

Observations Object.

- 1, In response to your reply to the previous Town Council objections, doubts remain about the ownership of parts of Press Road – we are seeking copies of the register, title plan and drawing 22/21/P2.
- 2, Point 7 – Whilst there may only be 7 recorded accidents, local residents can attest to a significantly higher number. Why else would LCC have gone to so much trouble and expense of flashing warning signs, modified junction, re alignment of white lines, coloured tarmac etc. This junction remains an accident black spot.
- 3, Loss of employment.
- 4, A previous application for a Dog Kennel / Grooming Centre on the same location was refused due to highway and pedestrian safety.

Application number 17/0409 7 Chatham Avenue, Lytham St Annes, FY8 2RT.

Proposal Two storey side extension and single storey extension to rear.

Case Officer Alan Pinder.

Deadline 7th July 2017.

Observations Object.

- 1, Overbearing and massing effect on Neighbouring property.
- 2, Size and scale not in keeping with existing and neighbouring property.
- 3, Although set back it still creates a terracing effect.
- 4, Too big for the size of the plot.
- 5, Loss or light – detrimental to the amenity of neighbouring property.

Contrary to provision NPPF, 4L51 FBC Local Plan.

Application number 17/0419 23 Ramsey Close, Lytham St Annes, FY8 2RH.

Proposal Proposed single storey side extension.

Case Officer Claire Booth.

Deadline 24th July 2017.

Observations Object.

No application form scanned lodged. Poor plans – show insufficient surrounding detail re proximity of adjoining property.

The Town Council reject the application and would hope FBC would insist on a better quality of application.

Application number 17/0469 66 Rossendale Road, Lytham St Annes, FY8 3HY.

Proposal New garage and conservatory to rear following demolition of existing garage and conservatory.

Case Officer Claire Booth.

Deadline 24th July 2017.

Observations No Specific Observations.

Application number 17/0475 529 Clifton Drive North, Lytham St Annes, FY8 2QU.

Proposal Proposed rebuild of existing garage.

Case Officer Alan Pinder.

Deadline 23rd July 2017.

Observations No Specific Observations.

Application number 17/0481 Summerfield Day Nursery, 74-76 St Annes Road East, Lytham St Annes, FY8 1UX.

Proposal Variation of condition 2 on application 97/0358 the day nursery shall not operate outside the hours of 7:30 to 18:00 on weekdays nor at any time on Sundays, bank or public holidays.

Case Officer Planning Support Team.

Deadline 9th July 2017.

Observations Support.
1, Complies with CH1 of the Neighbourhood Plan.
2, Supports local businesses in allowing greater flexibility.

Application number 17/0493 St Thomas C of E Primary School, St Thomas Road, Lytham St Annes, FY8 1JN.

Proposal Retrospective application for outdoor classroom & full application for the installation of playground equipment.

Case Officer Rob Clewes.

Deadline 20th July 2017.

Observations Withdrawn by Applicant – No observations required.

Application number 17/0498 40 St Patricks Road North, Lytham St Annes, FY8 2DU.

Proposal Proposed rear conservatory.

Case Officer Claire Booth.

Deadline 15th July 2017.

Observations No Specific Observations.

Application number 17/0532 Land Rear 13 to 63 Westgate Road, Westgate Road, Lytham St Annes, FY8 2SG.

Proposal Variation of condition 14 of planning approval 16/0194, to enable re-siting of block 6 to allow existing services to be maintained without diversion or loss of unit.

Case Officer Kieran Birch.

Deadline 28th July 2017.

Observations No Specific Observations.

Application number 17/0533 King Edward VII School, Clifton Drive South, Lytham St Annes, FY8 1DT.

Proposal Variation of condition on application 16/0534 condition 5. Request to change opening hours of the pavilion cafe to include Friday and Saturday 7.00am to 10.30am and occasional use Sunday 9.00am to 9.00pm.

Case Officer Ruth Thow.

Deadline 22nd July 2017.

Observations Support.

Application number 17/0544 30 Haymarket, Lytham St Annes, FY8 3LW.

Proposal Single storey side and rear extension.

Case Officer Alan Pinder.

Deadline 28th July 2017.

Observations No Specific Observations.

Application number 17/0548 16 Rodney Avenue, Lytham St Annes, FY8 2SA.

Proposal Proposed two storey rear extension.

Case Officer Claire Booth.

Deadline 28th July 2017.

Observations No Specific Observations.

Application number 17/0549 82 North Promenade, Lytham St Annes, FY8 2QW.

Proposal Single storey extension to rear to enclose existing pool.

Case Officer Claire Booth.

Deadline 28th July 2017.

Observations No Specific Observations.

Application number 17/0562 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 front, rear and side. Single storey rear extension.

Case Officer Rob Clewes

Deadline 30th July 2017.

Observations No Specific Observations.

Application number 17/0578 21 Richmond Road, Lytham St Annes, FY8 1PE.

Proposal Change of use from hotel to 4 no. holiday apartments including installation of additional windows to side elevation and removal of dormer window to rear.

Case Officer Ruth Thow

Deadline 5th August 2017.

Observations No Specific Observations.

0189/17 REPRESENTATIONS

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

0190/17 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 17th August 2017 at 1.00 pm**

The meeting finished at 3.15pm.

Signed

Chairman

Date: 17th August 2017