

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 19th July 2018 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present: Councillors T Ford Chairman
C Akeroyd
A Jacques
C Lanyon

Officers J Nightingale Responsible Finance Officer

Members of the Public/Press 0

0182/18 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Trudgill.

0183/18 DECLARATIONS OF INTEREST

No declarations of interest to report.

0184/18 DISPENSATIONS REPORT

No dispensations to report.

0185/18 REPRESENTATIONS REPORT

At the Town Council planning meeting on the 21st June 2018 the committee determined to use the following text for appropriate applications "*To mitigate the increased roof area, the Town Council would like to suggest / encourage renewable energy generation and rain water harvesting where possible, in accordance with the sustainability aspirations of the Neighbourhood Plan.*".

On the 12th July 2018, Andrew Stell, Development Manager of Fylde Council, responded with alternative text and the committee have accepted the suggestion "*The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.*".

0186/18 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 21st June 2018 be approved.

0187/18 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number 18/0253 Land and Buildings to the Rear Of 157 St Annes Road East, Shepherd Road, Lytham St Annes.

Proposal Minor material amendment to planning permission 16/0129 for: (1) addition of front porch; (2) insertion of four additional first floor windows (one to rear elevation, two to north east facing side elevation and one to south east elevation in place of full height landing fenestration); (3) addition of ground floor doorways to front and rear elevations to allow under croft access to rear garden; (4) substitution of materials; and (5) removal of ground floor window to north east elevation.

Case Officer Ruth Thow.

Deadline 25th April 2018.

Notes Consultee Comments of 'No Specific Observations' were provided to Fylde Council on the 25th June 2018.

Observations No Specific Observations.

Application number 18/0383 St Thomas Court, 24 St Thomas Road, Lytham St Annes, FY8 1JL.

Proposal Replacement of existing timber windows to bays on front elevation of building with brown UPVC windows and replacement of timber front entrance door with six panel UPVC composite door.

Case Officer Rob Clewes.

Deadline 3rd August 2018.

Observations No Specific Observations.

Application number 18/0417 Coach House, Rear Of 19 Queens Road, Lytham St Annes, FY8 1HR.

Proposal Certificate of Lawfulness to confirm the lawful use of the property as a single, self-contained dwelling (use class C3 of the town and country planning (use classes) order 1987 (as amended)).

Case Officer Rob Clewes.

Deadline 3rd August 2018.

Observations No Specific Observations.

Application number 18/0446 25 Gretdale Avenue, Lytham St Annes, FY8 2EE.

Proposal Installation of raised decking to rear of dwelling house retrospective application.

Case Officer Rob Clewes.

Deadline 12th July 2018.

Observations No Specific Observations.

Application number 18/0476 Land to rear of 32-34 St Albans Road, FY8 1TR.

Proposal Outline application for erection of a two-storey building providing two apartments (use class C3) with associated parking (access, layout and scale applied for with all other matters reserved).

Case Officer Ruth Thow

Deadline 26th July 2018.

Observations Observations below.
The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Application number 18/0481 Ground Floor Flat, 5 St Leonards Road West, Lytham St Annes, FY8 2PF.

Proposal Variation of condition 2 on planning permission 84/0103 to allow property to be used as a holiday letting.

Case Officer Rob Clewes.

Deadline 16th July 2018.

Observations Observations below.
In keeping with Policy E7 of the Neighbourhood Development Plan: Tourist Accommodation.

Application number 18/0490 65 Cartmell Road, Lytham St Annes, FY8 1DF.

Proposal Two storey front and rear extensions and addition of windows to side elevations.

Case Officer Alan Pinder.

Deadline 16th July 2018.

Observations No Specific Observations.

Application number 18/0492 23 Lightburne Avenue, Lytham St Annes, FY8 1JE.

Proposal Conversion of single dwelling house to provide three self-contained flats (1x one bed and 2 x two bed) including rebuilding of ground floor extension, installation of first floor Juliet balcony and insertion of three roof lights to rear elevation.

Case Officer Rob Clewes.

Deadline 13th July 2018.

Observations Observations below.

Should meet the requirements of Policy HOU2 of the Neighbourhood Development Plan: Conversion of existing properties into flats and HMOs.

Application number 18/0493 1 Ramsey Close, Lytham St Annes, FY8 2RH.

Proposal Single storey extensions to front, side and rear.

Case Officer Rob Clewes.

Deadline 19th July 2018.

Observations Observations below.

Extends beyond the Frobisher Drive building line.
Large development on a corner plot and impacts on the street scene of Ramsey Close and Frobisher Drive.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Application number 18/0494 45 Lightburne Avenue, Lytham St Annes, FY8 1JE.

Proposal Change of use of building from three self-contained flats to a single, five-bed dwelling house including demolition of front garden boundary wall to provide vehicle access for off road parking area.

Case Officer Rob Clewes.

Deadline 13th July 2018.

Observations No Specific Observations.

Application number 18/0501 18 Garden Street, Lytham St Annes, FY8 2AA.

Proposal Replacement of front entrance step with ramped access including installation of handrail within recess.

Case Officer Alan Pinder.

Deadline 3rd August 2018.

Observations Observations below.
In keeping with Neighbourhood Development Plan DH1: Creating a distinctive St. Anne's – providing access to all.

Application number 18/0503 3 Denford Avenue, Lytham St Annes, FY8 1EJ.

Proposal Retrospective application for the erection of a 1.8-metre-high fence to front.

Case Officer Andrew Stell.

Deadline 22nd July 2018.

Observations No Specific Observations.

Application number 18/0510 22 Grange Road, Lytham St Annes, FY8 2BN.

Proposal Single storey extension to rear and decking to rear following demolition of existing conservatory and single storey element to rear of dwelling.

Case Officer Ruth Thow.

Deadline 19th July 2018.

Observations Observations below.
The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Application number 18/0511 Flat 1, Kestrel Court, 1 Osborne Road, Lytham St Annes, FY8 1HS.

Proposal Single storey rear extension.

Case Officer Rob Clewes.

Deadline 21st July 2018.

Observations Observations below.
How will the grey aluminium window frames fit with the windows in the remaining building?

Application number 18/0526 25 Silverdale Road, Lytham St Annes, FY8 3RE.

Proposal Two and single storey side extension and single storey front extension.

Case Officer Ruth Thow.

Deadline 22nd July 2018.

Observations Observations below.
The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Application number 18/0534 23 Jubilee Way, Lytham St Annes, FY8 3TT.

Proposal Single storey rear and side extension to replace existing extensions.

Case Officer Alan Pinder.

Deadline 27th July 2018.

Observations No Specific Observations.

Application number 18/0536 59 Headroomgate Road, Lytham St Annes, FY8 3BD.

Proposal Single storey side extension.

Case Officer Alan Pinder.

Deadline 28th July 2018.

Observations Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Application number 18/0537 15 Roseacre Place, Lytham St Annes, FY8 3JX.

Proposal First floor side extension over part of existing garage.

Case Officer Alan Pinder

Deadline 26th July 2018.

Observations Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Application number 18/0540 121 Church Road, St Annes, Lytham St Annes, FY8 3TG.

Proposal Proposed 3.3m opening for new vehicular access with driveway.

Case Officer Rob Clewes.

Deadline 26th July 2018.

Observations No Specific Observations.

0188/18 CANOPY CONSULTATION Fylde Borough Council (FBC)

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

We welcome the Guidance document and the Design Note on Canopies and Glazed Extensions on Commercial Forecourts.

0189/18 REPRESENTATIONS

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

0190/18 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 16th August 2018 at 1.00 pm**

The meeting finished at 2.22pm.

Signed

Chairman

Date: 16th August 2018