

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 20th September 2018 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
A Jacques
C Lanyon
D O'Rourke

Officers J Nightingale Responsible Finance Officer

Members of the Public/Press 2

0221/18 APOLOGIES FOR ABSENCE

Apologies were received for Councillor Akeroyd.
Did Not Attend: None.

0222/18 DECLARATIONS OF INTEREST

Councillor Ford declared a personal interest in application 18/0661. Councillor Trudgill declared a personal and secondary pecuniary interest in application 18/0646.

0223/18 DISPENSATIONS REPORT

No dispensations to report.

0224/18 REPRESENTATIONS REPORT

No representations to report.

0225/18 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 16th August 2018 be approved.

0226/18 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number 18/0555 7 Chatham Avenue, Lytham St Annes, FY8 2RT.

Proposal Single storey side extension and single storey rear extension.

Case Officer Rob Clewes.

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| Deadline | 28 th September 2018 |
| Observations | No Specific Observations. |
| Application number | 18/0598 23 Kenilworth Road, Lytham St Annes, FY8 1TZ. |
| Proposal | Demolition of existing garage and erection of two storey rear extension and detached garage. |
| Notes | Town Council previously considered this application on the 16 th August 2018 and made 'No Specific Observations'. |
| Case Officer | Alan Pinder. |
| Deadline | 2 nd October 2018. |
| Observations | No Specific Observations. |
| Application number | 18/0642 25 Wood Street, Lytham St Annes, FY8 1QR. |
| Proposal | Change of use from B1 (Office) to B1 & A3 (Office and Cafe). |
| Case Officer | Alan Pinder. |
| Deadline | 21 st September 2018. |
| Observations | No Specific Observations. |
| Application number | 18/0646 Beach Terrace Cafe, South Promenade, Lytham St Annes, FY8 1NW. |
| Proposal | Single storey side and rear extension to café. |
| Case Officer | Ruth Thow. |
| Deadline | 30 th September 2018. |
| Observations | Support. Meets St. Anne's on the Sea Neighbourhood Plan section E6 supporting tourist economy. |
| Application number | 18/0656 50 St Annes Road East, Lytham St Annes, FY8 1UR. |
| Proposal | Widening of existing crossing to create vehicle access to St Annes Road East including re-positioning of existing gatepost to front boundary wall and creation of hardstanding garden frontage. |
| Case Officer | Alan Pinder. |
| Deadline | 14 th September 2018. |
| Observations | Observations below. Because of the conservation and the local listed status, could a condition be the gate is retained and reinstated? |

Application number 18/0661 Land Rear of Ridgeway Court, Shepherd Road,
Lytham St Annes.

Proposal Redevelopment of land to create garage site comprising nine
single storey garages with access from shepherd road.

Case Officer Ruth Thow.

Deadline 14th September 2018.

Observations Object.
On application form there is a water course within a metre of
the allotment site which drains the allotments and Elswick Place
and beyond.
Proposed size of garages is below the recommendations from
L.C.C (See Highways letter).
If there are 9 garages there will be considerable reduction in the
area that can deal with surface water over intensive
development for the size of the site.
Concern of security garage Number 7 could compromise
security of allotments as it is so close to the boundary fence.
If the application were to be approved 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 18/0667 Ravenscourt Rest Home, 286 Clifton Drive
South, Lytham St Annes, FY8 1LH.

Proposal Change of use of existing rest home to 5 no. residential flats
with use of ground floor as beauty salon, and rear outbuilding to 2 no. residential
flats. Works associated with change of use include single storey rear extension to
south-west elevation with glazed first floor balcony and balustrade, first and second
floor rear extension to south -east elevation, pitched roof to existing flat roof outrigger,
and dormer to front roof slope.

Case Officer Rob Clewes.

Deadline 17th September 2018.

Observations No Specific Observations.

Application number 18/0677 95 Shepherd Road, Lytham St Annes, FY8 3ST.

Proposal Retrospective application of conservatory to rear.

Case Officer Alan Pinder.

Deadline 17th September 2018.

Observations No Specific Observations.

Application number 18/0682 34 Derbe Road, Lytham St Annes, FY8 1NJ.

Proposal Conversion of existing hotel (use class C1) to 12 flats (11 x 1 bed and 1 x 2 bed) providing supported living accommodation (use class C3(B)) including associated external alterations to building.

Case Officer Matthew Taylor.

Deadline 7th October 2018.

Observations No Specific Observations.

Application number 18/0686 Radar Station, North Houses Lane, Lytham St Annes, FY8 4NU.

Proposal Single storey extension to rear of existing office building to provide additional office accommodation and storage space including formation of additional car parking spaces.

Case Officer Matthew Taylor.

Deadline 23rd September 2018.

Observations No Specific Observations.

Application number 18/0693 27 Forshaw Avenue, Lytham St Annes, FY8 2HT.

Proposal Two storey side extension and formation of new vehicular access onto Heeley Road including installation of 1.3m high gates across opening.

Case Officer Ruth Thow.

Deadline 30th September 2018.

Observations No Specific Observations.

Application number 18/0707 24 Grange Road, Lytham St Annes, FY8 2BN.

Proposal Demolition of existing conservatory and erection of single storey rear extension including new roof to existing wet room, installation of raised decking to rear of extension and construction of new rear boundary wall and gate following demolition of existing garage.

Case Officer Alan Pinder.

Deadline 5th October 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 18/0722 Salters Wharf Public House, South Promenade, Lytham St Annes, FY8 1LY.

Proposal Advertisement consent for erection of one internally illuminated post mounted totem sign.

Case Officer Ruth Thow.
Deadline 7th October 2018.
Observations No Specific Observations.

0227/18 REPRESENTATIONS

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

0228/18 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 18th October 2018 at 1.00 pm**

The meeting finished at 14.15.

Signed

Chairman

Date: 18th October 2018