

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 18th October 2018 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present:	Councillors	T Ford S Trudgill A Jacques C Lanyon D O'Rourke	Chairman Deputy Chairman
	Officers	S Dunn	Deputy Town Clerk
	Members of the Public/Press		0

0229/18 APOLOGIES FOR ABSENCE

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

0230/18 DECLARATIONS OF INTEREST

No declarations to report.

0231/18 DISPENSATIONS REPORT

No dispensations to report.

0232/18 REPRESENTATIONS REPORT

No representations to report.

0233/18 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 20th September 2018 be amended and presented at 15th November 2018 meeting. .

0234/18 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number 18/0675 Pontins Holiday Camp, Clifton Drive North,
Lytham St Annes, FY8 2SX.

Proposal Minor material amendment to planning permission 16/0062 for substitution of house types on 23 plots as follows: (1) substitution of Kendal House type for Roseberry House type on 15 plots; and (2) substitution of Hatfield House type for clayton corner house type on 8 plots.

Case Officer Kieran Birch.

Deadline 18th October 2018.

Observations No Specific Observations.

Application number 18/0696 21 Richmond Road, Lytham St Annes, FY8 1PE.

Proposal Change of use of building from hotel (use class C1) to 7 self-contained holiday let apartments (use class C3) including demolition of existing store room to ground floor and insertion of additional ground and second floor windows on south west facing (side) elevation.

Case Officer Alan Pinder.

Deadline 12th October 2018.

Observations Object.

1. Parking – insufficient room on the site to accommodate 7 vehicles.
2. NP Policy E7 – Tourist Accommodation. “This policy seeks to restrict holiday accommodation in these areas to serviced accommodation only, in order to prevent hotels being redeveloped for holiday apartments as a first step toward residential accommodation”.
3. Size and arrangement of rooms appears very cramped, an unsatisfactory standard.

Application number 18/0699 56 Heyhouses Lane, Lytham St Annes, FY8 3RW.

Proposal Single storey side extension to south west elevation, incorporate garage, and first floor rear balcony with balustrade following demolition of existing conservatory.

Case Officer Alan Pinder.

Deadline 15th 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 18/0713 9 York Road, Lytham St Annes, FY8 1HP.

Proposal Erection of porch to rear, rendering and revised roof to existing rear extension, formation of raised patio to rear, and infill to boundary wall. Demolition of rear garage and outbuilding.

Case Officer Rob Clewes.

Deadline 18th October 2018.

Observations Observations below:

Unable from the plans to ascertain the height of the patio.

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 18/0723 Land Adjacent Kilnhouse Lane And,
Queensway, Lytham St Annes.

Proposal Construction of new vehicular access onto the b5261
(Queensway).

Case Officer Matthew Taylor.

Deadline 13th October 2018.

Observations Object.

1 Water course – see LCC definition

The application form states there is no water course within 20 m but this is incorrect. The Town Council have concerns over the risk of flooding in this area.

2 This will create 2 junctions in very close proximity to each other which will lead to further traffic congestion.

3 The Town Council have previously suggested access to the site to be from Snowdon / Scafell Roads.

4 The Town Council are disappointed the developers, Indigo and Kensington, cannot work together to provide a satisfactory solution with one roundabout / junction serving both estates. This would benefit all motorists / residents.

Application number 18/0740 223 Clifton Drive South, Lytham St Annes, FY8
1ES.

Proposal Retrospective application for installation of 1.9m high gates to
Clifton Drive access and arch-topped panels over existing front boundary wall to give
overall height of.

Case Officer Planning Support Team.

Deadline 15th October 2018.

Observations Observations below.

1 Concern over accuracy of / incomplete application form. No details I given as to date or advice given by Andrew Stell.

2 Materials – some conflicting information regarding the materials

3 Not a valid application because it is not signed

4 Poor site plan provided

However, the Town Council have no objections to this application.

Application number 18/0743 Morrison Supermarkets Plc, Amy Johnson Way, Lytham St Annes, Blackpool, FY4 2AY.

Proposal Erection of three new commercial units comprising: (1) A 167 SQM drive thru coffee shop (use class A1/A3) within unit a; (2) A 111 SQM mixed use (class A1/A3/A4/A5) shop/service unit within unit b; and (3) A 348 SQM restaurant (use class A3) with associated extraction flue and plant compound within unit c, including associated hard and soft landscaping, erection of refuse stores and reconfiguration of existing internal parking areas and access roads.

Case Officer Kieran Birch.

Deadline 28th October 2018.

Observations Observations below.

No objection to application but the Town Council would like a condition that the left turn only junction onto Squires Gate Lane is completed before the proposed development goes ahead.

Note: This application makes no reference to the Town Council Design Guide.

Application number 18/0757 171 St Andrews Road South, Lytham St Annes, FY8 1YB.

Proposal Amendment to front boundary to provide relocated pedestrian access and new vehicular access points, single storey rear extension with raised rear decking and external access to basement at rear.

Case Officer Ruth Thow.

Deadline 22nd October 2018.

Observations No Specific Observations.

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 18/0764 31 Singleton Avenue, Lytham St Annes, FY8 3JT.

Proposal Single storey side extension.

Case Officer Alan Pinder.

Deadline 24th October 2018.

Observations No Specific Observations.

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 18/0765 19 Richmond Road, Lytham St Annes, FY8 1PE.

Proposal Change of use of building from three self-contained flats to single dwelling house including replacement of ground floor windows on rear elevation with french doors, re-location of rear garden boundary wall and formation of decked patio area within rear garden.

Case Officer Ruth Thow.

Deadline 1st November 2018.

Observations Support.

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 18/0772 1 St Andrews Road North, Lytham St Annes, FY8 2JE.

Proposal Demolition of existing canopy and erection of single storey extension to front and side of building to provide entrance lobby.

Case Officer Alan Pinder.

Deadline 25th October 2018.

Observations Observations below.

No objection to a porch but a flat roof does not accord well with the existing Victorian / Edwardian features.

Supporting information should show regards for the Neighbourhood Plan Design Guide:

“When it comes to particular issues of design there is the obvious use of red Accrington brick throughout much of the town and also the use of cobbles and pebbles as decorative elements within elevations and walls. Earlier buildings are typical of their era and incorporate many design features such as bay windows, turreted corners, porches, interesting elevations and in particular the use of design to address the corner plots and the junctions of roads. They did not rule out standard plans for all plots but modified them in interesting ways at these corner junctions.”

Can it be a condition that appropriate landscaping is undertaken as the building is close to one of the town's major gateways – the station?

Application number 18/0779 30 Sidmouth Road, Lytham St Annes, FY8 2QZ.

Proposal Single storey rear extension to form residential annex.

Case Officer Alan Pinder.

Deadline 1st November 2018.

Observations No Specific Observations.

0235/18 **FBC CONSULTATION ON MOTORHOME PARKING AT NORTH BEACH CAR PARK.**
The Town Council had no specific observations regarding this consultation.

0236/18 **REPRESENTATIONS**

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

0237/18 **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 15th November 2018 at 1.00 pm**

The meeting finished at 14.52.

Signed

Chairman

Date: 15th November 2018