

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 20th December 2018 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Present: Councillors S Trudgill Deputy Chairman
A Jacques
C Lanyon
D O'Rourke

Officers J Nightingale Responsible Finance Officer

Members of the Public/Press 0

0291/18 APOLOGIES FOR ABSENCE

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

0292/18 DECLARATIONS OF INTEREST

No declarations to report.

0293/18 DISPENSATIONS REPORT

No dispensations to report.

0294/18 REPRESENTATIONS REPORT

No representations to report.

0295/18 MINUTES OF PREVIOUS MEETING

RESOLVED That the minutes of the meeting held on 15th November 2018 be approved.

0296/18 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number 18/0682 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 single storey plant room extension to rear and associated external alterations to building.

Case Officer Matthew Taylor.

Deadline 6th December 2018.

Notes Originally the Town Council made "No Specific Observations" and made no further comments regarding the revised application.

Additional Observations No further comments.

Application number 18/0807 St Annes Library, Clifton Drive South, Lytham St Annes, FY8 1NR.

Proposal Listed building consent for removal of octagonal roof light and installation of replacement rectangular roof light - retrospective application.

Case Officer Catherine Kitching.

Deadline 17th December 2018.

Observations Support.
Meets requirements of Neighbourhood Plan Policy DH1 – creating a distinctive St. Anne's – by preserving and enhancing our town's heritage assets.
Grade II listed.
It promotes public realm works by restoring a valuable community facility.
Neighbourhood Plan Policies E6 (Leisure, Culture and Tourism) and CH1 (Community Facilities).

Application number 18/0841 Rear Of 300 Clifton Drive South, Lytham St Annes, FY8 1LH.

Proposal Change of use from residential dwelling to beauty treatment / therapy clinic (sui generis).

Case Officer Planning Support Team.

Deadline 10th December 2018.

Observations No Specific Observations.

Application number 18/0869 132-134 St Albans Road, Lytham St Annes, FY8 1UZ.

Proposal Formation of new shop front including: (1) installation of retractable canopy, external decking with balustrade and access ramp to front elevation; and (2) single storey extension and installation of extraction flue to rear elevation of no. 134.

Case Officer Ruth Thow.

Deadline 8th December 2018.

Observations No Specific Observations.

Application number 18/0870 134 St Albans Road, Lytham St Annes, FY8 1UZ.

Proposal Erection of one non-illuminated fascia sign.

Case Officer Ruth Thow.

Deadline 8th December 2018.

Observations No Specific Observations.

Application number 18/0874 45 Alexandra Road, Lytham St Annes, FY8 3SN.

Proposal Reconstruction and enlargement of existing single storey outrigger to provide kitchen and WC extension including demolition of rear porch.

Case Officer Alan Pinder.

Deadline 3rd December 2018.

Observations No Specific Observations.

Application number 18/0879 6 Kilgrimol Gardens, Lytham St Annes, FY8 2QY.

Proposal Single storey side extension including demolition of existing chimney stack.

Case Officer Alan Pinder.

Deadline 5th December 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 18/0885 481 Clifton Drive North, Lytham St Annes, FY8 2PS.

Proposal Dormer to front elevation.

Case Officer Planning Support Team.

Deadline 8th December 2018.

Observations No Specific Observations.

Application number 18/0891 281 Church Road, St Annes, Lytham St Annes, FY8 3NP.

Proposal Single storey extension and installation of decked patio area to rear of dwelling house.

Case Officer Alan Pinder.

Deadline 9th December 2018.

Observations No Specific Observations.

Application number 18/0897 174 St Annes Road East, Lytham St Annes, FY8 3HP.

Proposal Erection of timber fence on top of boundary wall between nos. 172 and 174 St Annes Road East to increase overall height of boundary treatment to 2.66m - retrospective application.

Case Officer Katie Halpin.

Deadline 31st December 2018.

Observations Observations below.
The properties are within a conservation area and although the fences overall height is over 2.66m the street scene is not affected.

Application number 18/0905 Land to the Rear Of 54 St Andrews Road South, Lytham St Annes, FY8 1PS.

Proposal Demolition of existing garage and erection of two dwellings.

Case Officer Eddie Graves.

Deadline 21st December 2018.

Observations Object.
In conflict with DH1 of the Neighbourhood Plan – to take into account surrounding scale, density, layout and car parking.
Over development of the scale of the site.
Limited access particularly in relation to emergency vehicles.
In conflict with TR3 of the Neighbourhood Plan – residential car parking.

Application number 18/0913 St Annes Tennis Club, Avondale Road, Lytham St Annes, FY8 2QJ.

Proposal Outline application for erection of building to enclose one existing tennis court (access, appearance, layout and scale applied for) - resubmission of application 17/0897.

Case Officer Eddie Graves.

Deadline 22nd December 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.
Town Council supported this previously as the Neighbourhood Plan encourages improvements to sports facilities making a local facility club more viable as can be used all year.
Would not want to lose this local club to housing / flat development. In keeping with Neighbourhood Plan CH1 (Community facilities) and E6 (Leisure, Culture and Tourism) and the Town Council encourages, supports and promotes these aims.

Application number 18/0920 6 Berwick Road, Lytham St Annes, FY8 1JS.

Proposal Demolition of part of existing detached double garage, erection of single storey extension to side of dwelling house and retention of single garage.

Case Officer Katie Halpin.

Deadline 20th December 2018.

Observations No Specific Observations.

Application number 18/0927 133 Curzon Road, Lytham St Annes, FY8 3SX

Proposal Single storey conservatory extension to rear of dwelling house - retrospective application.

Case Officer Katie Halpin.

Deadline 27th December 2018.

Observations No Specific Observations.

Application number 18/0935 Blackpool Airport Enterprise Zone, Squires Gate Lane, Lytham St Annes, Blackpool, FY4 2QS.

Proposal Screening opinion pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of 90,000sqm of B1, B2 & B8. 8,000 sqm of D2. 275 sqm of A1. 275 sq of A3. 56 units of C3. 2 no. Artificial sports pitches and stadia facilities with ancillary elements including access road, car parking, public open space and sports pitches.

Case Officer Kieran Birch.

Deadline 29th December 2018.

Observations No Specific Observations.
The Town Council appreciates being included as part of the planning process for this application.

Application number 18/0937 77 Highbury Road East, Lytham St Annes, FY8 2LG.

Proposal Single storey side and rear extension.

Case Officer Alan Pinder.

Deadline 28th December 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 18/0940 99 St Andrews Road North, Lytham St Annes, FY8 2JG.

Proposal Demolition of existing detached garage and rear kitchen extension and erection of single storey extension to rear and side of dwelling house.

Case Officer Alan Pinder.

Deadline 29th December 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** 18/0963 1 St Andrews Road North, Lytham St Annes, FY8 2JE.
- Proposal** Erection of single storey extension to front and side of building to provide entrance lobby - resubmission of application 18/0772.
- Case Officer** Alan Pinder.
- Deadline** 7th January 2019.
- Notes** Previous comments from the Town Council.

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?

Observations Observations below.
We appreciate the significant improvement to the design which now accords to the Neighbourhood Plan.
The Town Council propose a condition that appropriate landscaping is undertaken.

0297/18 FOR INFORMATION ONLY

- a) Braxfield (St Annes) Management Company Limited correspondence regarding The Lord Derby Public House.
- b) Application 18/0772 1 St. Andrews Road North. Fylde Borough Council Decision Notice referencing the St. Anne's on the Sea Neighbourhood Plan
- c) Notes from recent Budget referencing potential planning changes.
- d) Fylde Borough Council: Public Consultation on Supplementary Planning Documents (Scoping): Biodiversity, Good Design, Affordable Housing and Healthy Living.
- e) Fylde Borough Council: Public Consultation on Gambling Policy review.

0298/18 REPRESENTATIONS

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

0299/18 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 17th January 2019 at 1.00 pm**

The meeting finished at 3.00 pm.

Signed

Chairman

Date: 17th January 2019