



# St. Anne's on the Sea Town Council

West Lodge, 5 St George's Road, St Anne's on the Sea, Lancashire FY8 2AE

Friday 11<sup>th</sup> September 2020

To: The Chairman and all Members of St Anne's on the Sea Town Council Planning Committee. (Councillors G Harrison, J Harrison, K Harrison, Lanyon, Jacques, Trudgill and Town Mayor (ex-officio) [Copy to other Members for information.]

## NOTICE OF MEETING

You are hereby summoned to attend a Meeting of the **Planning Committee** to be held at West Lodge, 5 St. George's Road, St. Anne's on the Sea, Lancashire FY8 2AE on **Thursday 17<sup>th</sup> September 2020** commencing at **1.30 pm**.

Kevin Martin.  
Town Clerk

## A G E N D A

### TERMS OF REFERENCE

- A. Welcome to members of the Committee and members of the public if any.
- B. Request for phones to be on silent for the duration of the meeting and a reminder to enable us to present as professionally as possible, could all members have regard for the speaker and not interrupt or talk over a person speaking. Any comments to be made through the Chairman.
- C. Request for members to be mindful of the volume and nature of the applications before us and the policies of the NP with due regard to any existing constraints.
- D. Reminder for members to contact the Officer and the Chairman with any concerns they may wish to make before the next Planning Committee Meeting, with a view to reducing time spent at the meetings please.

### 1 APOLOGIES FOR ABSENCE

### 2 DECLARATIONS OF INTEREST

Members are requested at this stage in the proceedings to report any items on the agenda in which they intend to declare an interest. Members are reminded that if the interest is a Disclosable Pecuniary Interest (as defined in the Members' code of Conduct) they must leave the room for the whole of the item. If the interest is not a Disclosable Pecuniary Interest, but is such that a member of the public could reasonable regard it as being so significant that it is likely that it would prejudice their judgment of the public interest (as explained in the Code of Conduct) then they make representations, but then must leave the meeting for the remainder of the item.

### 3 DISPENSATIONS

To consider any dispensations in relation to the previous item.

### 4 REPRESENTATIONS REPORT

To report back to the Committee any Planning decisions made at the most recent Development Management meeting held at Fylde Borough Council.

### 5 MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the Minutes of the Meetings of the Committee held on 20<sup>th</sup> August 2020 (Copy attached **Appendix A**).

### 6 PLANNING APPLICATIONS Fylde Borough Council (FBC) / Planning Inspectorate.

**Application number** 20/0533            37 Folkestone Road, Lytham St Annes, FY8 3EH.

**Proposal**            Single storey rear extension and construction of bay window to front elevation.

**Case Officer** Beth Winstanley.

**Deadline**            22<sup>nd</sup> September 2020.

**Application number** 20/0555            37 Wood Street, Lytham St Annes, FY8 1QG.

**Proposal**            Change of use of basement and ground floor premises from cafe (use class A3) to hot food takeaway (use class A5) including installation of extraction flue to side elevation of building.

**Case Officer** Ruth Thow.

**Deadline**            7<sup>th</sup> September 2020.

**Application number** 20/0560            85 St Albans Road, Lytham St Annes, FY8 1XD.

**Proposal**            Change of use of building from a single dwelling to 3 self-contained flats including erection of rear dormer and single storey rear extension to replace existing car port.

**Case Officer** Ruth Thow.

**Deadline**            14<sup>th</sup> September 2020.

**Application number** 20/0586            148 St Andrews Road South, Lytham St Annes, FY8 1YA.

**Proposal** Change of use from single dwelling into 4 residential self-contained flats (retrospective). Single storey rear extension (retrospective). Formation of door at first floor to rear with juliet balcony (part retrospective).

**Case Officer** Beth Winstanley.

**Deadline** 10<sup>th</sup> September 2020.

**Application number** 20/0587 Former Railway Platform / Land Off Back Glen Eldon Road and St Annes Road East, Lytham St Annes, FY8 2JE.

**Proposal** Erection of three storey building providing 7 flats for affordable (first home) accommodation with access from back Glen Eldon street. Landscaping / public open space area.

**Case Officer** Andrew Stell.

**Deadline** 8<sup>th</sup> September 2020.

**Application number** 20/0591 21 College Court, 252 Clifton Drive South, Lytham St Annes, FY8 1QE.

**Proposal** Replacement of three existing single-glazed timber casement windows to lower ground floor of apartment 21 (two on southwest elevation and one on northwest elevation) with double glazed timber windows including raising sill level of kitchen window on northwest elevation.

**Case Officer** Mrs C Kitching.

**Deadline** 9<sup>th</sup> September 2020.

**Application number** 20/0592 21 College Court, 252 Clifton Drive South, Lytham St Annes, FY8 1QE.

**Proposal** Listed building consent for replacement of three existing single-glazed timber casement windows to lower ground floor of apartment 21 (two on southwest elevation and one on northwest elevation) with double glazed timber windows including raising sill level of kitchen window on northwest elevation.

**Case Officer** Mrs C Kitching.

**Deadline** 2<sup>nd</sup> September 2020.

**Application number** 20/0605 19 Heeley Road, Lytham St Annes, FY8 2LH.

**Proposal** Single storey side and rear extension including conversion of existing detached garage to provide extended living accommodation.

**Case Officer** Celine Houghton.

**Deadline** 10<sup>th</sup> September 2020.

**Application number** 20/0607 15 Dover Road, Lytham St Annes, FY8 3HN.

**Proposal** Demolition of existing conservatory and erection of single storey rear extension.

**Case Officer** Beth Winstanley.

**Deadline** 15<sup>th</sup> September 2020.

**Application number** 20/0612 17 Cartmell Road, Lytham St Annes, FY8 1DE.

**Proposal** Single storey rear extension.

**Case Officer** Celine Houghton.

**Deadline** 20<sup>th</sup> September 2020.

**Application number** 20/0631 18 College Court, 252 Clifton Drive South,  
Lytham St Annes, FY8 1QE.

**Proposal** Refurbishment of four existing single-glazed timber windows to lower ground floor of apartment 18.

**Case Officer** Mrs C Kitching.

**Deadline** 22<sup>nd</sup> September 2020.

**Application number** 20/0632 18 College Court, 252 Clifton Drive South,  
Lytham St Annes, FY8 1QE.

**Proposal** Listed building consent for refurbishment of four existing single-glazed timber windows to lower ground floor of apartment 18.

**Case Officer** Mrs C Kitching.

**Deadline** 22<sup>nd</sup> September 2020.

**Application number** 20/0634 23 Riley Avenue, Lytham St Annes, FY8 1HZ.

**Proposal** Single storey rear extension.

**Case Officer** Celine Houghton.

**Deadline** 22<sup>nd</sup> September 2020.

**Application number** 20/0635 25 Riley Avenue, Lytham St Annes, FY8 1HZ.

**Proposal** Single storey rear extension following demolition of existing conservatory and alterations to detached garage.

**Case Officer** Celine Houghton.

**Deadline** 22<sup>nd</sup> September 2020.

**Application number** 20/0640 50 Headroomgate Road, Lytham St Annes, FY8 3BG.

**Proposal** Single storey rear extension following demolition of existing conservatory.

**Case Officer** Celine Houghton.

**Deadline** 28<sup>th</sup> September 2020.

**Application number** 20/0641 11 Moorland Road, Lytham St Annes, FY8 3TD.

**Proposal** Single storey side extension to form new entrance porch.

**Case Officer** Alan Pinder.

**Deadline** 2<sup>nd</sup> October 2020.

**Application number** 20/0656 155 Inner Promenade, Lytham St Annes, FY8 1DW.

**Proposal** Two storey front extension incorporating projecting first floor balcony, replacement of concrete balustrade to front of existing first floor balcony with frameless glass balustrade and reconfiguration of front driveway to provide larger vehicle turning area.

**Case Officer** Celine Houghton.

**Deadline** 3<sup>rd</sup> October 2020.

**Application number** 20/0665 6 Ramsey Close, Lytham St Annes, FY8 2RH.

**Proposal** Two storey side, single storey front and single storey rear extensions to dwelling.

**Case Officer** Beth Winstanley.

**Deadline** 30<sup>th</sup> September 2020.

## 7 REPRESENTATIONS

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

## 8 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 15<sup>th</sup> October 2020 at 1.30 pm.**



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positioning of windows; 2) changes to method of obscuring glazing (through use of an internal film); and 3) installation of restrictor stays to limit opening width of all windows to a maximum of 100mm.

**Case Officer** Ruth Thow.

**Deadline** 4<sup>th</sup> September 2020.

**Observations** No Specific Observations.

**Application number** 20/0511 20 Caryl Road, Lytham St Annes, FY8 2PZ.

**Proposal** Removal of greenhouse and erection of single storey side extension to existing detached garage.

**Case Officer** Celine Houghton.

**Deadline** 7<sup>th</sup> August 2020.

**Observations** No Specific Observations.

**Application number** 20/0521 20 Ashley Road, Lytham St Annes, FY8 3AS.

**Proposal** Demolition of existing garage and erection of detached single storey outbuilding.

**Case Officer** Beth Winstanley.

**Deadline** 9<sup>th</sup> August 2020.

**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** 20/0524 The Ridings, Fairview Avenue, Lytham St Annes, FY8 3TA.

**Proposal** Alterations and extensions to dwelling house including: 1) single storey extensions to front and side; 2) first floor side extension; and 3) reconfiguration of front porch.

**Case Officer** Celine Houghton.

**Deadline** 13<sup>th</sup> August 2020.

**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.

Looks like the extension creates a big house leaving a very little garden.

**Application number** 20/0525 7 Jubilee Way, Lytham St Annes, FY8 3TT.

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**Proposal** Erection of replacement two storey dwelling following demolition of existing house and garage - resubmission of application 20/0221.

**Case Officer** Alan Pinder.

**Deadline** 7<sup>th</sup> August 2020.

**Observations** Object.

This is a resubmission of an application (20/0221) to which the Town Council previously provided objections.

As in 20/0221: Overdevelopment of plot. The Scale in both width and depth, Relation to adjacent dwellings. Impact on the existing street scene. Out of character with the neighbourhood and we concur with local residential objections.

The property is out of proportion with neighbouring properties and exceeds the footprint of the original dwelling. The properties are staggered along the curvature of the road so overlooking issues are less of an issue than the overall effect of such a dominant house building amongst properties as originally intended. See Proposed Elevation – Left side. The development conflicts with Neighbourhood Plan policy DH1 in creating a distinctive St. Anne's.

**Application number** 20/0526 45 Beauclerk Road, Lytham St Annes, FY8 3LR.

**Proposal** Demolition of existing garage and shed and erection of replacement detached garage.

**Case Officer** Celine Houghton.

**Deadline** 13<sup>th</sup> August 2020.

**Observations** No Specific Observations.

**Application number** 20/0528 9 Allenby Road, Lytham St Annes, FY8 2DG.

**Proposal** Single storey extension and associated external alterations to front of existing garage - resubmission of application 20/0247.

**Case Officer** Celine Houghton.

**Deadline** 15<sup>th</sup> August 2020.

**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.

This amended application (re-submission) is still of utilitarian appearance (flat roofed) but less overbearing being only 1 storey. However, it is still much improved in design compared to the previous submission. A bit odd to install a w/c in a garage, presumably they'll use it as some sort of games room and park the cars elsewhere?



**Proposal** Hip-to-gable enlargement to front roof plane - resubmission of application 19/0773.

**Case Officer** Alan Pinder.

**Deadline** 11<sup>th</sup> August 2020.

**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** 20/0536 159 Inner Promenade, Lytham St Annes, FY8 1DW.

**Proposal** Change of use of building from children's care home (use class C2) to dwelling house (use class C3) and associated external alterations including: 1) flat-roofed, second floor front extension; 2) extension to front of existing first floor balcony; and 3) installation of exterior cladding to front elevation.

**Case Officer** Celine Houghton.

**Deadline** 20<sup>th</sup> August 2020.

**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.

First and Second floor extensions out of character with surrounding properties & not in sympathy with existing building structure. Visual impact is emphasised in this prominent location.

It has only been 3 years (application 17/0768) since the request for change of use to a care establishment.

**Application number** 20/0540 12 The Boulevard, Lytham St Annes, FY8 1EH.

**Proposal** Single storey rear extension following partial demolition of existing out rigger.

**Case Officer** Beth Winstanley.

**Deadline** 15<sup>th</sup> August 2020.

**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** 20/0550 Headroomgate Nursing Home, 1 Oxford Road, St Annes, Lytham St Annes, FY8 2EA.

**Proposal** Erection of detached single storey timber outbuilding to front (south) of nursing home to provide dedicated visiting area including construction of associated external decking.

**Case Officer** Ruth Thow.

**Deadline** 22<sup>nd</sup> August 2020.

**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.

Support the ideal of assisting care homes to provide visitor access in these difficult times. The welfare of aged / infirm residents is paramount.

**Application number** 20/0557 26 Bromley Road, Lytham St Annes, FY8 1PQ.

**Proposal** Application to vary condition 2 (to revise location of approved building to current location) and condition 3 (to revise operating days to Tue-Sat) of planning permission 19/1031.

**Case Officer** Alan Pinder.

**Deadline** 28<sup>th</sup> August 2020.

**Observations** No Specific Observations.

**206/20 NATIONAL CHANGES TO PLANNING PROCESS**

**RESOLVED** Town Councillors determined to delegate to a working group.

**207/20 REPRESENTATIONS**

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

**208/20 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 September 2020 at 1.30 pm**

Signed .....

Chairman

Date: 17<sup>th</sup> September 2020