



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 9th October 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 15th October 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 17th September 2020 (Copy attached **Appendix A**).

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

Application number 20/0356 16B Church Road, St Annes, Lytham St Annes, FY8 3NE.

Proposal Demolition of existing single storey storage unit and construction of replacement three storey building with single storey outrigger to rear to be used as a store (use class B8) at the ground floor with offices (use class B1) at first and second floor levels - part retrospective application.

Case Officer Alan Pinder.

Deadline 29th September 2020.

Application number 20/0650 144 St Andrews Road North, Lytham St Annes, FY8 2JQ.

Proposal Single storey rear extension.

Case Officer John Copestake.

Deadline 27th October 2020.

Application number 20/0677 Blackpool Airport Enterprise Zone, Land At Common Edge Road, Lytham St Annes, Blackpool, FY4 2QS.

Proposal Construction of a 3 g football / rugby pitch and provision of a grass rugby pitch and training area alongside an ancillary changing spectator building of 675 sqm GIA, reconfiguration and extension to existing car park, provision of spectator hardstanding areas and new landscaping and fencing with junction works to the existing access road, division lane and the creation of a new footway and cycleway to link facilities to common edge road.

Case Officer John Copestake.

Deadline 26th October 2020.

Application number 20/0681 11 Skipton Road, Lytham St Annes, FY8 3PA.

Proposal Front dormer extension.

Case Officer Celine Houghton.

Deadline 10th October 2020.

Application number 20/0692 50 Cross Street, Lytham St Annes, FY8 2HU.

Proposal Single storey rear and side extension.

Case Officer Beth Winstanley.

Deadline 31st October 2020.

Application number 20/0700 318-328 Clifton Drive North, Lytham St Annes, FY8 2PB.

Proposal Advertisement consent for erection of two freestanding, double sided, internally illuminated totem signs within hotel car park.

Case Officer Alan Pinder.

Deadline 14th October 2020.

Application number 20/0717 87 St Annes Road East, Lytham St Annes, FY8 3NF.

Proposal Single storey rear extension.

Case Officer Celine Houghton.

Deadline 21st October 2020.

Application number 20/0722 Mode Hotel, 45 South Promenade, Lytham St Annes, FY8 1LS.

Proposal Replacement of ground floor window on front elevation of building with bi-fold doors - retrospective application.

Case Officer Beth Winstanley.

Deadline 26th October 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 19th November 2020 at 1.30 pm.**

Deadline 22nd September 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 20/0555 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 7th September 2020.

Observations Observations.

As long as this doesn't affect residents of upper floor, which seems to be addressed in the application, no specific observations.

It will be good to see this property being fully utilised after several false starts.

Although there are two chip shops close by, it is better than vacant premises.

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 14th September 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.

Dislike flat roof dormer.

Concern regarding quality of materials used for extension and dormer - it all sounds rather "temporary".

Concern that the character of the area will be adversely affected by yet more flats / multiple occupancies.

Parking reduced, but potential increase in vehicle requiring parking space.

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 10th September 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.

The original work to convert from single dwelling to 4 flats seems to have happened over forty years ago.

It is unclear when the applicant took possession of the property but seems to be "righting the wrongs" of previous owners by applying for planning permission.

No issues with the works currently being carried out and it is too late to object to the conversion into flats.

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 8th September 2020.

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.

Improvement to a visual & key area of St Annes.

There is an extant application for 10 flats on this site. 17/1006. This application is the affordable element of the Public Offices application. Part within Conservation Area. Brownfield Land.

This will improve the entrance to the Town and provide affordable housing with CPS. Windfall apps mean less demand on Green field sites. It fully accords with NP HOU4 and DH1.

The Town Council fully supports the application but asks that all safety measures are put in place to restrict public access to the railway lines as this is a known area with transgressions across the line.

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 9th September 2020.

Observations Observations.

Will enhance appearance being more symmetrical and achieve greater energy efficiency. G11 Listed Building. Accords with NP DH1 Preserve or enhance. Heritage Statement demonstrates like for like replacement with little impact on G11 LB. Well considered repair/replacement scheme.

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 2nd September 2020.

Observations Observations.

Will enhance appearance being more symmetrical and achieve greater energy efficiency. G11 Listed Building. Accords with NP DH1 Preserve or enhance. Heritage Statement demonstrates like for like replacement with little impact on G11 LB. Well considered repair/replacement scheme.

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 10th September 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 20/0607 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 15th September 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 20/0612 17 Cartmell Road, Lytham St Annes, FY8 1DE.

Proposal Single storey rear extension.

Case Officer Celine Houghton.

Deadline 20th September 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 20/0631 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 22nd September 2020.

Observations Observations.

G11 Listed Building. Accords with NP DH1 Preserve or enhance. Heritage Statement demonstrates like for like replacement with little impact on G11 LB. Will enhance appearance being more symmetrical and achieve greater energy efficiency. Pleased with the report and proposed repair / replacement scheme.

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 22nd September 2020.

Observations Observations.

G11 Listed Building. Accords with NP DH1 Preserve or enhance. Heritage Statement demonstrates like for like replacement with little impact on G11 LB. Will enhance appearance being more symmetrical and achieve greater energy efficiency. Pleased with the report and proposed repair / replacement scheme.

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

Proposal Single storey rear extension.

Case Officer Celine Houghton.

Deadline 22nd September 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 20/0635 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 22nd September 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 20/0640 50 Headroomgate Road, Lytham St Annes, FY8 3BG.

Proposal Single storey rear extension following demolition of existing conservatory.

Case Officer Celine Houghton.

Deadline 28th September 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 20/0641 11 Moorland Road, Lytham St Annes, FY8 3TD.

Proposal Single storey side extension to form new entrance porch.

Case Officer Alan Pinder.

Deadline 2nd October 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 20/0656 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 3rd October 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 20/0665 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 30th September 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.

Virtually doubles the size of the property. Out of scale and out of character with surrounding properties. Possible overlooking issues with neighbouring properties.

215/20 REPRESENTATIONS

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

216/20 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 15th October 2020 at 1.30 pm

Signed

Chairman

Date: 15th October 2020