

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 15th October 2020 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Meeting cancelled due to the coronavirus. Planning applications discussed and comments determined through electronic (e-mail) communication.

Present:

Councillors	C Lanyon	Chairman
	S Trudgill	Deputy Chairman
	G Harrison	
	J Harrison	
	K Harrison	
	A Jacques	
Officers	J Nightingale	Responsible Finance Officer
Members of the Public/Press		0

239/20 APOLOGIES FOR ABSENCE

No apologies to report.

240/20 DECLARATIONS OF INTEREST

No declarations to report.

241/20 DISPENSATIONS REPORT

No dispensations to report.

242/20 REPRESENTATIONS REPORT

No representations to report.

243/20 MINUTES OF PREVIOUS MEETING

RESOLVED That the approval of minutes be deferred until a meeting of the Council can be held.

244/20 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

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.

Observations No Additional Observations.

Note: Town Council previously provided consultee comments on the 17th July 2020:

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. Significant improvement over current storage building.

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.

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 20/0677 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.

Observations Support.

A considerable investment in new facilities for the area which will encourage health and fitness.

The Town Council supports the application in line with our Neighbourhood Plan policy SS1 and development on the Enterprise Zone.

We do have concerns regarding Application form, question 13 and the Septic tank proposed. Given that phase 2 and 3 will emerge including residential homes, connecting to the mains sewer at this stage in preparation for further development being granted, would seem a more favourable solution and avoid the risk of ground water contamination. See Environment Agency report.

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

Proposal Front dormer extension.

Case Officer Celine Houghton.

Deadline 10th 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.

Gives a visual symmetry to the building and matches adjoining properties.

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.

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 20/0700 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.

Observations Observations below.

Although in conservation area, it is in keeping with what other hotels in the town are doing. And less offensive on the eye than the bus shelter opposite.

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.

Observations Object.

Object to the design and construction but not to the extension as such.

Against the Neighbourhood Plan DH1 'The removal of historic features will be resisted' -
As the development will remove the walls/windows on rear & side of the building.

Inappropriate use of materials - vertical timber cladding and Zinc roof combination in a heritage area. I am aware contrasting material can differentiate modern and old, but this is replacing the existing walls and windows to create a linear space. Materials are in direct conflict with SARE Conservation Area.

Disagree with 'will not materially harm to the ... nature of the building' mentioned in the heritage statement.

It neither preserves nor enhances the character or appearance of the semi-detached building in its setting. (despite claims made in Design Access Statement. The only positive is it is at the rear of property). The materials are very unsympathetic to the existing building and surrounding properties.

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.

Observations No Specific Observations.

REPRESENTATIONS

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

246/20 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 19th November 2020 at 1.30 pm

Signed

Chairman

Date: 19th November 2020