



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 11th December 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 17th December 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 19th November 2020 (Copy attached **Appendix A**).

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

Application number 19/0917 Land to The Rear Of, 4 Greenways, Lytham St Annes, FY8 3LY.

Proposal Demolition of 12 existing garages to the rear of no. 4 greenways and erection of detached single storey building for expansion of veterinary centre including formation of five additional car parking spaces.

Case Officer Ruth Thow.

Deadline 3rd December 2020.

Application number 20/0811 Flat 1, 20 St Annes Road East, Lytham St Annes, FY8 1UL.

Proposal Replacement of existing timber sliding sash windows to front, side and rear elevations of ground floor flat with UPVC equivalents.

Case Officer Alan Pinder.

Deadline 22nd December 2020.

Application number 20/0826 Flat 3, 11 St Annes Road East, Lytham St Annes, FY8 1TA.

Proposal Removal of existing window and installation of balcony to rear elevation of first floor flat.

Case Officer Beth Winstanley.

Deadline 11th December 2020.

Application number 20/0827 69 Cartmell Road, Lytham St Annes, FY8 1DF.

Proposal Extensions and alterations to dwelling house including: 1) demolition of existing conservatory and erection of ground floor canopy and first floor extension with balcony to southwest facing (front) elevation; 2) construction of entrance porch to northwest facing (side) elevation; 3) 1.5 storey extension to northeast facing (rear) elevation; and 4) addition of dual-pitched roof and external alterations to existing detached garage.

Case Officer Ruth Thow.

Deadline 10th December 2020.

Application number 20/0849 2 Warwick Road, Lytham St Annes, FY8 1TX.

Proposal Single storey rear/side extension following demolition of existing conservatory.

Case Officer Beth Winstanley.

Deadline 18th December 2020.

Application number 20/0853 Morrison Supermarkets Plc, Amy Johnson Way, Lytham St Annes, Blackpool, FY4 2AY.

Proposal Advertisement consent for display of various illuminated and non-illuminated wall mounted and freestanding pylon, totem, fascia, directional and logo signs on building and external areas of site associated with drive-thru coffee shop.

Case Officer Matthew Taylor.

Deadline 20th December 2020.

Application number 20/0857 235 St David's Road North, Lytham St Annes, FY8 2JX.

Proposal Single storey rear extension and external alterations to existing integral garage.

Case Officer Beth Winstanley.

Deadline 20th December 2020.

Application number 20/0909 11 Arnside Avenue, Lytham St Annes, FY8 3SA.

Proposal Single storey side extension.

Case Officer Beth Winstanley.

Deadline 2nd January 2021.

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 21st January 2021 at 1.30 pm.**

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 19th November 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

284/20 APOLOGIES FOR ABSENCE

No apologies to report.

285/20 DECLARATIONS OF INTEREST

No declarations to report.

286/20 DISPENSATIONS REPORT

No dispensations to report.

287/20 REPRESENTATIONS REPORT

No representations to report.

288/20 MINUTES OF PREVIOUS MEETING

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

289/20 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number 20/0663 152 St Andrews Road South, Lytham St Annes,
FY8 1YA.

Proposal Erection of storage shed within rear yard - retrospective application.

Case Officer Beth Winstanley.

Deadline 13th November 2020.

Observations No Specific Observations.

Application number 20/0688 70 Walter Avenue, Lytham St Annes, FY8 3DJ.

Proposal Outline application for demolition of existing dwelling and erection of a block of 9 apartments (access, landscaping, layout and scale applied for with appearance reserved).

Case Officer Beth Winstanley.

Deadline 27th November 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.

Does the demolished property have any historic importance / significance to the area? The proposed property is higher than nearby houses, but does not look overly so, would this create overlooking issues.

From the proposed floor plans it is difficult to see the size of rooms. Are we happy that they are of adequate size?

Any tree loss is being mitigated. 11 Car parking spaces. 8 X 2Bed 1X 3Bed will add to housing supply.

Application number 20/0737 Coppice Farm Land, West Moss Lane, Westby With Plumpton.

Proposal Retrospective application for erection of building to be used for light industrial purposes in class e (g) (iii) - (reconstruction of agricultural building approved for conversion to light industrial use under planning permission 19/0782).

Case Officer Andrew Stell.

Deadline 2nd November 2020.

Observations No Specific Observations.

Application number 20/0742 19 Richmond Road, Lytham St Annes, Fy8 1PE.

Proposal Change of use of building from 3 residential flats to 6 self-contained serviced holiday apartments.

Case Officer Alan Pinder.

Deadline 15th November 2020.

Observations Object.

Conflicts Neighbourhood Plan DH1 Creating a distinctive St. Anne's as not a high-quality proposal which results in cramped and over intensive living space. This conflicts with Neighbourhood Plan E7: Tourist Accommodation.

This is in Town Centre location and there are insufficient car parking spaces. As LCC indicate, A change of use would require assessing the available street parking which is already at capacity. Rear access to the property is also limited, due to service road width/design/other parking (2 of the on-site spaces) So only 2 of on-site spaces are easily accessible for 6 holiday apartments.

Application Form 5) States 7 holiday flats. and 16) C of U of residential units has been answered "no". These are both inaccurate.

Application number 20/0747 18 Buckley Grove, Lytham St Annes, FY8 3FP.

Proposal Single storey side and front extension to link dwelling with detached garage including conversion of one half of double garage to provide additional living accommodation.

Case Officer Alan Pinder.

Deadline 6th November 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.

The link would cover the inspection cover.
Bulk and massing seem overly oppressive.
Flat roof link to garage not in keeping with overall design.
Not demonstrated any reference to Neighbourhood Plan Design Guide.

Application number 20/0765 38 Glen Eldon Road, Lytham St Annes, FY8 2AX.

Proposal Alteration and enlargement of existing single storey rear extension.

Case Officer Beth Winstanley.

Deadline 20th November 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.

Application number 20/0776 Land Adjacent Holly Bank, Division Lane, Lytham St Annes.

Proposal Erection of detached two storey dwelling.

Case Officer Alan Pinder.

Deadline 19th November 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.

See Planning Support Statement.

Appeal Dismissed but since then significant changes made as Holly Bank replacement building is significantly bigger.

Application number 20/0779 184 Heyhouses Lane, Lytham St Annes, FY8 3RG.

Proposal Two storey front, side and rear extensions including enlargement of existing front and rear dormers.

Case Officer Alan Pinder.

Deadline 18th November 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.

Changes the character of the appearance of the property, but most properties in this area are individual, so not a concern.

Application number 20/0788 55 Shepherd Road, Lytham St Annes, FY8 3JN.

Proposal Erection of one additional dwelling and associated external alterations to existing dwelling.

Case Officer Ruth Thow.

Deadline 19th November 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.

The partial offset from the existing property looks a little strange but understand why they are doing it.

Not much garden area with the additional parking spaces in place.

Application number 20/0808 17 Vernon Road, Lytham St Annes, FY8 2RQ.

Proposal First floor side extension.

Case Officer Alan Pinder.

Deadline 28th November 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.

REPRESENTATIONS

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

290/20 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 December 2020 at 1.30 pm

Signed

Chairman

Date: 17th December 2020