

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 17th December 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

307/20 APOLOGIES FOR ABSENCE

No apologies to report.

308/20 DECLARATIONS OF INTEREST

No declarations to report.

309/20 DISPENSATIONS REPORT

No dispensations to report.

310/20 REPRESENTATIONS REPORT

No representations to report.

311/20 MINUTES OF PREVIOUS MEETING

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

312/20 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

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.

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 20/0811 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.

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 20/0826 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.

Observations below.

Please note these are observations only. A concern that the changes will have an adverse effect on light to ground floor flat beneath the balcony extension.

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.

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 20/0849 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.

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 20/0853 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.

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. Environmentally friendly materials should be used.

The signage types & quantity appear to be in-line with other similar existing drive-through sites. Although there is a concentration of signage in this area. The Clearance bar text states 'LEARANCE' and needs to be corrected.

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.

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. Environmentally materials should be used.

Application number 20/0860 85 St Albans Road, Lytham St Annes, FY8 1XD.

Proposal Second floor rear extension.

Case Officer Ruth Thow.

Deadline 4th January 2021.

Observations Object

No regard given to the Neighbourhood Plan Design Guide. Unsightly and out of proportion with a negative design and visual impact. The 2nd floor extension is unsympathetic to adjacent Victorian properties in design, scale & visual impact (Flat roof design, Bulky & oversized extension for the footprint of outrigger, unattractive utilitarian appearance). The bed sit in the backyard is undesirable.

The application conflicts with the Neighbourhood Plan Policy HOU2 – Conversion of existing properties into flats and HMOS.

Conflicts with Policy HOU2 HMOs in the following sections:

- b. effects on adjoining houses as a result of noise from flats passing through party walls.
- c. adequacy of car parking provision.
- e. adequate private outdoor amenity space.
- f. adequate provision and screening for, waste and recycling facilities.

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.

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. Environmentally materials should be used.

313/20 REPRESENTATIONS

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

314/20 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 21st January 2021 at 1.30 pm

Signed

Chairman

Date: 21st January 2021