

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 21st January 202 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	D Treece-Birch	Enterprise and Promotions Officer
Members of the Public/Press		0

PL001/21 APOLOGIES FOR ABSENCE

No apologies to report.

PL002/21 DECLARATIONS OF INTEREST

No declarations to report.

PL003/21 DISPENSATIONS REPORT

No dispensations to report.

PL004/21 REPRESENTATIONS REPORT

No representations to report.

PL005/21 MINUTES OF PREVIOUS MEETING

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

PL006/21 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number: 20/0587

Location: 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: 15th January

Observations:

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.

Observations already submitted separately on 18th September 2020 in favour of support to first elements of application.

Public access however appears to conflict with plan A1 P09 - legend 8 indicates Access & Path for Residents and gate symbol indicates 'proposed controlled security gate'.

Application number: 20/0911

Location: 65 Cartmell Road, Lytham St Annes, FY8 1DF.

Proposal: Erection of single storey outbuilding within rear garden to provide sauna and gym including construction of 2.4-metre-high wall to northern boundary of rear Garden.

Case Officer: Alan Pinder

Deadline: 7th January

Observations: Object

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.

Happy with application for the outbuilding but object to the 2.4m plus wall equalling 8 feet which is too high and is not in line (or in height) with the existing wall that it adjoins (boundary treatment A). Advise for the wall to be 1.8 metres.

Application number: 20/0925

Location: 17 The Crescent, Lytham St Annes, FY8 1SZ.

Proposal: Change of use of first floor from offices to one self-contained flat (use Class c3) including installation of replacement shop front with separate entrance.

Door to upper floor accommodation and insertion of additional ground floor window in rear elevation.

Case Officer: Jennifer Simpson

Deadline: 14th January

Observations:

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 location is within a conservation area. Access hall appears very narrow at 850mm width.

Application number: 20/0926

Location: 7 Margate Road, Lytham St Annes, FY8 3EG.

Proposal: Loft conversion including insertion of two roof lights in south facing (side) roof slope and construction of rear dormer.

Case Officer: Katie Halpin

Deadline: 10th January

Observations:

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.

Please note objection from neighbour at 9 Margate Road. The applicant would have to duck down and open the Vellix window to see out so no objections to the proposal.

Application number: 20/0931

Location: Porritt House, 13 St Thomas Road, Lytham St Annes, FY8 1JL.

Proposal: Two storey extension above existing single storey link on St Thomas' Road. Elevation to provide additional accommodation following removal of existing glazed corridor, first floor balcony to rear, single storey extension to rear. To provide kitchen storage, and alterations to dormer to rear of All Saints Road, elevation to include Juliet balcony.

Case Officer: Jennifer Simpson

Deadline: 10th January

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.

This application is supported as it creates a usable space which is visually pleasing and more balanced appearance, which is much more in keeping with the Porritt style properties than a glass link corridor. Fully meets the requirements of Neighbourhood Plan Development Guide.

Application number: 20/0938

Location: 18 Wood Street, Lytham St Annes, FY8 1QS.

Proposal: Installation of replacement shop front and pitch-roofed canopy.

Case Officer: Jennifer Simpson

Deadline: 14th January

Observations:

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.

Please note the location is a Conservation Area.

Application number: 20/0940

Location: 7 Scarborough Road, Lytham St Annes, FY8 3ER.

Proposal: Demolition of existing detached garage and erection of single storey outbuilding to create residential annex and garden store.

Case Officer: Jennifer Simpson

Deadline: 7th January

Observations:

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: 21/0009

Location: Greenacres, Division Lane, Lytham St Annes, Blackpool, FY4 5EA.

Proposal: First floor side extension with front and rear dormers.

Case Officer: Jennifer Simpson

Deadline: 4th February

Observations:

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: 21/0021

Location: 15 Evesham Road, Lytham St Annes, FY8 1HE.

Proposal: Single storey rear extension and construction of front dormer.

Case Officer: Jennifer Simpson

Deadline: 4th February

Observations:

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: 21/0025

Location: 11 Mayfield Road, Lytham St Annes, FY8 2DN.

Proposal: Demolition of existing flat-roofed garage and erection of replacement pitch-roofed garden room.

Case Officer: Beth Winstanley

Deadline: 5th February

Observations:

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: 21/0030

Location: 17 Cudworth Road, Lytham St Annes, FY8 3AE.

Proposal: First floor rear and single storey side and rear extensions.

Case Officer: Jennifer Simpson

Deadline: 6th February

Observations: Object

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.

Object to the 1st FR extension. The objection is due to the proposed flat roofed unsightly block addition, which is not in keeping with the surrounding area. No regard given to Neighbourhood Plan Development Guide demonstrated by this being visually unattractive. DH1 Design and visual impact. No objection to Single Storey Side and Rear extensions.

Application number: 21/0031

Location: 206 Church Road, St Annes, Lytham St Annes, FY8 3NW.

Proposal: Single storey side and rear extensions.

Case Officer: Jennifer Simpson

Deadline: 3rd February

Observations:

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.

Agree with inclusion of water butts. Amendments to property, widened door, downstairs bedroom, and wet room are all to accommodate wheelchair access.

PL007/21 REPRESENTATIONS

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

PL008/21 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 18th February 2021 at 1.30 pm

Signed

Chairman

Date: 18th February 2021