



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 15th January 2021

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 21st January 2021** 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 reasonably 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 December 2021 (Copy attached **Appendix A**).

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

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

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

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

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

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

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

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

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

Application number: 21/0015

Location: 65 Laverton Road, Lytham St Annes, FY8 1EN.

Proposal: Single storey rear extension and replacement front porch.

Case Officer: Beth Winstanley

Deadline: 7th February

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

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

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

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

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 18th February 2021 at 1.30 pm.**

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.

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