



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 12th March 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 18th March 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 18th February 2021 (Copy attached **Appendix A**).

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

Application number: 21/0019

Location: 335 Clifton Drive South, Lytham St Anne's, FY8 1LP.

Proposal: Installation of replacement shop front to incorporate sliding serving hatch and replacement window to side with sliding serving hatch.

Case Officer: Ruth Thow

Deadline: 28th March

Application number: 21/0036

Location: 8 The Crescent, Lytham St Anne's, FY8 1SN.

Proposal: Replacement of timber sliding sash windows to first floor bay on front elevation with white UPVC sliding sash windows.

Case Officer: Jennifer Simpson

Deadline: 11th March

Application number: 21/0077

Location: Land at The Junction of Queensway And Division Lane, Lytham St Anne's.

Proposal: Change of use of land to private equestrian use including:

- 1) Erection of five bay stable block.
- 2) Formation of sand paddock with 1.5-metre-high perimeter fencing.
- 3) Installation of two shipping containers.
- 4) Siting of one caravan.
- 5) Erection of 1.5-metre-high fencing to site perimeter.
- 6) Creation of hardstanding; and

7) Formation of new vehicle access to Division Lane.

Case Officer: Matthew Taylor

Deadline: 27th March

Application number: 21/0111

Location: 157 Heeley Road, Lytham St Anne's, FY8 2HR.

Proposal: Single storey extension to rear to replace existing.

Case Officer: Ruth Thow

Deadline: 18th March

Application number: 21/0129

Location: 25 Skipton Road, Lytham St Anne's, FY8 3PA.

Proposal: Porch to front elevation and single storey extension to side to replace existing garage (revision of scheme approved by 19/0387).

Case Officer: Ruth Thow

Deadline: 5th March

Application number: 21/0130

Location: 3 Thornton Avenue, Lytham St Anne's, FY8 3RL.

Proposal: Erection of front porch and single storey side and rear extensions.

Case Officer: Beth Winstanley

Deadline: 5th March

Application number: 21/0137

Location: 208 St Anne's Road East, Lytham St Anne's, FY8 3HT.

Proposal: Two storey side extension including creation of subterranean swimming pool/spa and external rear terrace at basement level, formation of covered outdoor seating area to rear of existing dwelling at ground floor level and associated hard and soft landscaping.

Case Officer: Alan Pinder

Deadline: 25th March

Application number: 21/0139

Location: 11 Heyhouses Lane, Lytham St Anne's, FY8 3RT.

Proposal: Demolition of existing detached garage and shed and construction of single storey residential annex to rear of dwelling.

Case Officer: Jennifer Simpson

Deadline: 10th March

Application number: 21/0150

Location: 53 Baltimore Road, Lytham St Anne's, FY8 3NY.

Proposal: Single storey rear extension.

Case Officer: Beth Winstanley

Deadline: 19th March

Application number: 21/0163

Location: The Moorings Retirement Home, 60 North Promenade, Lytham St Anne's, FY8 2NH.

Proposal: Replacement of existing glass roof to ground floor link section with tiled roof featuring 2 no. Velux roof lights.

Case Officer: Beth Winstanley

Deadline: 21st March

Application number: 21/0168

Location: 3 Fieldway, Lytham St Anne's, FY8 3BL.

Proposal: Two storey extension to front elevation, including balcony feature.

Case Officer: Jennifer Simpson

Deadline: 22nd March

Application number: 21/0181

Location: 3-5a Park Road, Lytham St Anne's, FY8 1PA.

Proposal: Prior approval for change of use of first floor offices (use class B1 a)) to two dwellings (use class C3) pursuant to schedule 2, part 3, class O of the town and Country Planning (general permitted development) (England) order 2015 (as amended).

Case Officer: Matthew Taylor

Deadline: 3rd April

Application number: 21/0183

Location: 8 Haymarket, Lytham St Anne's, FY8 3LW.

Proposal: Single storey side extension.

Case Officer: Beth Winstanley

Deadline: 28th March

Application number: 21/0190

Location: Poplar House, 24-26 St Anne's Road East, Lytham St Anne's, FY8 1UR.

Proposal: Change of use of building from Doctor's surgery (use class D1) to two offices at ground floor (use class E (g)) and seven flats (use class C3) at basement, ground, first and second floor levels including first floor rear extension, formation of additional external car parking and bin storage areas to side of building and creation of new vehicle access to St Patrick's Road South.

Case Officer: Alan Pinder

Deadline: 25th March

Application number: 21/0196

Location: Victoria Hotel, Church Road, St Anne's, Lytham St Anne's, FY8 3NE.

Proposal: 1) Change of use of land to front/side of public house to extend existing outdoor seating area including erection of covered pergola with 6 post-mounted heaters and installation of associated planters and festoon lighting; and 2) Reconfiguration of current outdoor seating area to front of building including installation of additional parasols, planters, and re-positioning of festoon lighting.

Case Officer: Jennifer Simpson

Deadline: 26th March

Application number: 21/0208

Location: 192 Church Road, St Anne's, Lytham St Anne's, FY8 3NJ.

Proposal: Single storey rear extension and addition of pitched roof above existing detached flat-roofed garage.

Case Officer: Jennifer Simpson

Deadline: 2nd April

Application number: 21/0230

Location: 23 Grasmere Road, Lytham St Anne's, FY8 2RP.

Proposal: Single storey rear extension.

Case Officer: Beth Winstanley

Deadline: 5th April

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 22nd April 2021 at 1.30 pm.**

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 18th February 2021 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

PL009/21 APOLOGIES FOR ABSENCE

No apologies to report.

PL010/21 DECLARATIONS OF INTEREST

No declarations to report.

PL011/21 DISPENSATIONS REPORT

No dispensations to report.

PL012/21 REPRESENTATIONS REPORT

No representations to report.

PL013/21 MINUTES OF PREVIOUS MEETING

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

PL014/21 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number: 20/0923

Location: 65 Heyhouses Lane, Lytham St Anne's, FY8 3RN.

Proposal: Construction of vehicle access to Heyhouses Lane including partial removal of existing front boundary wall and formation of hardstanding in front garden to create driveway.

Case Officer: Alan Pinder

Deadline: 14th January

Comments/Decision: NSO No Specific Observations

NB: This application was responded to via email to Fylde Planning 210209.

Application number: 20/0939

Location: 18 Haymarket, Lytham St Anne's, FY8 3LW.

Proposal: Single storey rear extension.

Case Officer: Jennifer Simpson

Deadline: 7th February

Comments/Decision: OBS* 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.

NB: This application was responded to via email to Fylde Planning 210211.

Application number: 21/0050

Location: 37 Curzon Road, Lytham St Anne's, FY8 3SE.

Proposal: Single and two storey rear extensions including installation of two first floor windows in East facing side elevation of original dwelling.

Case Officer: Jennifer Simpson

Deadline: 14th February

Comments/Decision: SPLIT-DECISION

No Objection or concerns to the single storey extension.

Object to the proposed 2 storey extension. The proposed flat roofed, block addition is not in keeping with the surrounding properties or the street scene. No regard to NPDG demonstrated in the design.

Application number: 21/0053

Location: 55 St Thomas Road, Lytham St Anne's, FY8 1JP.

Proposal: Single storey rear extension.

Case Officer: Beth Winstanley

Deadline: 25th February

Comments/Decision: OBS* 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: 21/0056

Location: 3 York Road, Lytham St Anne's, FY8 1HP.

Proposal: Demolition of existing detached garage and erection of replacement detached garage within rear garden.

Case Officer: Beth Winstanley

Deadline: 7th March

Comments/Decision: OBS* 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: 21/0058

Location: 72 Caryl Road, Lytham St Anne's, FY8 2QB.

Proposal: Single storey rear extension, formation of vehicle access onto Caryl Road and construction of hardstanding within front/side garden to create off-road parking area.

Case Officer: Alan Pinder

Deadline: 18th February

Comments/Decision: OBS* 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: 21/0070

Location: 32 Silverdale Road, Lytham St Anne's, FY8 3RE.

Proposal: Erection of detached single storey outbuilding within rear garden to provide additional living accommodation.

Case Officer: Alan Pinder

Deadline: 20th February

Comments/Decision: OBS* 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. Concern that this will overlook the neighbouring property, number 30.

Application number: 21/0074

Location: 10 Moorland Road, Lytham St Anne's, FY8 3TD.

Proposal: Single storey side extension following demolition of existing conservatory - resubmission of application 20/0410.

Case Officer: Jennifer Simpson

Deadline: 25th February

Comments/Decision: OBS* 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: 21/0081

Location: 21 Silverdale Road, Lytham St Anne's, FY8 3RE.

Proposal: Single storey rear extension.

Case Officer: Katie Halpin

Deadline: 25th February

Comments/Decision: OBS* 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: 21/0086

Location: 3 North Houses Lane, Lytham St Anne's, FY8 4NT.

Proposal: Demolition of existing bungalow and erection of replacement two storey dwelling including construction of replacement front boundary wall and gates up to 1.8 metres in height.

Case Officer: Alan Pinder

Deadline: 26th February

Comments/Decision: OBS* 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: 21/0095

Location: Renal Dialysis Unit, Clifton Hospital, Clifton Drive South, Lytham St Anne's, FY8 1PB.

Proposal: Single storey extensions to side and rear of renal dialysis unit including re-location of existing fuel tank and cycle store and associated hard and soft landscaping.

Case Officer: Ruth Thow

Deadline: 28th February

Comments/Decision: OBS* 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: 21/0099

Location: 102 North Promenade, Lytham St Anne's, FY8 2QP.

Proposal: Raising of ridge height and alteration to roof profile of dwelling house to create additional living accommodation at second floor level including formation of second floor balcony to front elevation.

Case Officer: Beth Winstanley

Deadline: 4th March

Comments/Decision: OBS* 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: 21/0105

Location: 467 Clifton Drive North, Lytham St Anne's, FY8 2PS.

Proposal: Erection of replacement front porch.

Case Officer: Beth Winstanley

Deadline: 5th March

Comments/Decision: NSO No Specific Observations

Application number: 21/0107

Location: 5 St David's Road South, Lytham St Anne's, FY8 1TF.

Proposal: 1) Change of use of rear part of shop to create additional self-contained flat to ground floor including single storey rear extension and reinstatement of side elevation windows.

2) Formation of external first floor roof terrace to upper floor maisonette with associated privacy screen.

3) Construction of front and rear dormers.

4) Installation of enlarged replacement fascia board to shop front.

5) Erection of new boundary treatments within rear yard.

Case Officer: Jennifer Simpson

Deadline: 7th March

Comments/Decision: OBS* 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.

PL015/21 REPRESENTATIONS

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

PL016/21 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 March 2021 at 1.30 pm.**

Signed

Chairman

Date: 18th March 2021