

# St. Anne's on the Sea Town Council

## Minutes of the Planning Committee held on 18<sup>th</sup> March 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

### **PL017/21 APOLOGIES FOR ABSENCE**

No apologies to report.

### **PL018/21 DECLARATIONS OF INTEREST**

No declarations to report.

### **PL019/21 DISPENSATIONS REPORT**

No dispensations to report.

### **PL020/21 REPRESENTATIONS REPORT**

No representations to report.

### **PL021/21 MINUTES OF PREVIOUS MEETING**

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

### **PL022/21 PLANNING APPLICATIONS Fylde Borough Council (FBC).**

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

**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:** 28<sup>th</sup> March

**Comments/Decision:** NSO No Specific Observations

Limited/narrow pavement at side of building for side serving hatch use - does this require additional assessment? (Safety - bollards etc.)

Due to its location (Corner location, narrow road and near car park exit)

Note - pavement in poor condition.

**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:** 11<sup>th</sup> March

**Comments/Decision:** NSO No Specific Observations

Conservation Area - Above BP Insurance, currently in need of repair - see Heritage Statement. Will enhance the appearance of the property in Conservation Area and Primary Shopping Frontage.

**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:** 27<sup>th</sup> March

**Comments/Decision:** OBJ Object

Green Belt Land. Two Shipping containers, storage area, and a 22ft twin axle caravan would have a visible adverse impact on Green Belt Land. The caravan is almost the size of a static. It is bigger than the containers and about the size of 4 stable blocks. This could set an undesirable precedent.

Caravan shows bedroom area but no toilet facilities. Proposed new vehicular access is too close to the junction for Highway safety. (3 New car parking areas means increased traffic/horse boxes). (Await Highways comments).

Noise and smell - impact on neighbours - Lowlands.

The storage area- no dimensions or height shown / no scale drawings.

No water collection or storage area shown.

Ap Form 13 - Foul sewage - unknown.

14 - Waste storage and collection - No area to store and no storage and collection of recyclable waste.

No manure bays shown. 5 Horses will produce a lot of manure.

**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:** 18<sup>th</sup> 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:** 21/0129

**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:** 5<sup>th</sup> 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:** 21/0130

**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:** 5<sup>th</sup> 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:** 21/0137

**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:** 25<sup>th</sup> 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:** 21/0139

**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:** 10<sup>th</sup> 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:** 21/0150

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

**Proposal:** Single storey rear extension.

**Case Officer:** Beth Winstanley

**Deadline:** 19<sup>th</sup> 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:** 21/0163

**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:** 21<sup>st</sup> March

Comments/Decision: NSO No Specific Observations

**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:** 22<sup>nd</sup> March

**Comments/Decision:** OBS\* OBSERVATIONS

No overlooking issues with balcony as within the roof area and overlooking the playing fields. 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:** 21/0181

**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:** 3<sup>rd</sup> April

**Comments/Decision:** OBS\* OBSERVATIONS

Conservation area. 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:** 21/0183

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

**Proposal:** Single storey side extension.

**Case Officer:** Beth Winstanley

**Deadline:** 28<sup>th</sup> 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:** 21/0190

**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:** 25<sup>th</sup> March

**Comments/Decision:** OBS\* OBSERVATIONS

Conservation Area - Bringing back in to use the currently vacant building. Adding to the housing supply and providing employment space with 6 additional car parking spaces. All materials match existing. 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:** 21/0196

**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:** 26<sup>th</sup> March

**Comments/Decision:** NSO No Specific Observations

See Design Access Summary 9) This is not a Listed Building (G2 or other) as stated. It is on the List of Community Assets. (An asset of Community Use/ Value).

**Application number:** 21/0199

**Location:** 7 Jubilee Way, Lytham St Anne's, FY8 3TT

**Proposal:** Minor material amendment to planning permission 20/0525 for alterations to approved replacement dwelling including:  
1) 1 metre increase in length of two storey Rear outrigger;  
2) Addition of 0.6-metre-long lean-to at ground floor level to rear of Kitchen.  
3) Increase in width and ridge height of projecting facing gable to front Elevation; and  
4) installation of obscurely glazed first floor stairway window to North facing side elevation.

**Case Officer:** Alan Pinder

**Deadline:** 1<sup>st</sup> April

**Comments/Decision:** OBJ Object

On the previous application 20/0525 we said: This is a resubmission of an application (20/0221) to which the Town Council previously provided objections. As in 20/0221: Overdevelopment of plot. The Scale in both width and depth, Relation to adjacent dwellings. Impact on the existing street scene. Out of character with the neighbourhood and we concur with local residential objections.

The property is out of proportion with neighbouring properties and exceeds the footprint of the original dwelling. The properties are staggered along the curvature of the road so overlooking issues are less of an issue than the overall effect of such a dominant house building amongst properties as originally intended.

See Proposed Elevation – Left side. The development conflicts with Neighbourhood Plan policy DH1 in creating a distinctive St. Anne's.

We also made the same objection on the earlier application of 20/0221.

Planning comments:

*5. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended.*

Our objection reasoning is: To prevent overdevelopment of the site.

Which is to ensure that satisfactory provision of outdoor amenity space for the dwelling house is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Object to the increase of length of 2 storey outrigger – Increased Bulk/Scale (Overdevelopment) and: reduced outdoor amenity space (against condition 5 of the recent full Planning Permission 20/0525).

**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:** 2<sup>nd</sup> April

**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:** 21/0230

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

**Proposal:** Single storey rear extension.

**Case Officer:** Beth Winstanley

**Deadline:** 5<sup>th</sup> April

**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.

**PL023/21 REPRESENTATIONS**

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

**PL024/21 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 22<sup>nd</sup> April 2021 at 1.30 pm.**

Signed .....

Chairman

Date: 22<sup>nd</sup> April 2021