



# 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 16<sup>th</sup> April 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 22<sup>nd</sup> April 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 18<sup>th</sup> March 2021 (Copy attached **Appendix A**).

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

**Application number:** 21/0086 Amended plan.

**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:** 8<sup>th</sup> April

**Application number:** 21/0106 Resubmission of application 20/0779

**Location:** 184 Heyhouses Lane, Lytham St. Anne's, FY8 3RG

**Proposal:** Two storey front and side extensions, single storey rear extension, re-cladding of existing front dormers and re-cladding and enlargement of existing rear dormers.

**Case Officer:** Alan Pinder

**Deadline:** 7<sup>th</sup> March

**Application number:** 21/0214

**Location:** The Firs, Division Lane, Lytham St. Anne's, Blackpool, FY4 5EA

**Proposal:** Formation of sand paddock within rear garden to create outdoor horse exercise arena for personal use including erection of 1.5-metre-high fencing to perimeter of sand paddock.

**Case Officer:** Ruth Thow

**Deadline:** 2<sup>nd</sup> May

**Application number:** 21/0216

**Location:** 4 Riley Court, Riley Avenue, Lytham St. Anne's, FY8 1JB

**Proposal:** Formation of first floor balcony to front elevation including replacement of existing window opening with patio doors.

**Case Officer:** Alan Pinder

**Deadline:** 8<sup>th</sup> April

**Application number:** 21/0219

**Location:** 20 Moorland Road, Lytham St. Anne's, FY8 3TD

**Proposal:** Single storey side and rear extensions.

**Case Officer:** Jennifer Simpson

**Deadline:** 22<sup>nd</sup> April

**Application number:** 21/0222

**Location:** 5 Lancaster Avenue, Lytham St. Anne's, FY8 1DL

**Proposal:** Extension of dormer to front with pitched roof over, extended roof over existing bay windows to front, formation of pitched roof to garage and dormer to rear.

**Case Officer:** Jennifer Simpson

**Deadline:** 8<sup>th</sup> April

**Application number:** 21/0235

**Location:** 82 North Promenade, Lytham St. Anne's, FY8 2QW

**Proposal:** Change of use of indoor swimming pool at rear of dwelling to mixed private and commercial use, to allow the provision of baby swim school sessions and use by people with complex needs, by appointment only including provision of parking to front of dwelling.

**Case Officer:** Alan Pinder

**Deadline:** 18<sup>th</sup> April

**Application number:** 21/0247

**Location:** 215 Church Road, Lytham St. Anne's, FY8 3NN

**Proposal:** Single storey rear extension.

**Case Officer:** Beth Winstanley

**Deadline:** 19<sup>th</sup> April

**Application number:** 21/0252

**Location:** 52 Lime Grove, Lytham St. Anne's, FY8 2QG

**Proposal:** Erection of single storey side extension following demolition of existing extension.

**Case Officer:** Beth Winstanley

**Deadline:** 24<sup>th</sup> April

**Application number:** 21/0264 Revised plans.

**Location:** 18 Leamington Road, Lytham St. Anne's, FY8 1UA

**Proposal:** Single storey extension to rear of existing garage to create summerhouse.

**Case Officer:** Beth Winstanley

**Deadline:** 8<sup>th</sup> April

**Application number:** 21/0270

**Location:** 142 Inner Promenade, Lytham St. Anne's, FY8 1DW

**Proposal:** Installation of 1.2m high metal slatted gates to both vehicle access points to inner promenade.

**Case Officer:** Beth Winstanley

**Deadline:** 16<sup>th</sup> April

**Application number:** 21/0271

**Location:** Former St Anne's Police Station, St Andrews Road North, Lytham St. Anne's, FY82JF

**Proposal:** Change of use of building to children's day nursery (use class e (f)) including associated external alterations comprising:  
1) installation of railings above existing wall up to a height of 1.8m to front forecourt;  
2) insertion of new access door and erection of close-boarded timber fencing between 1.5m and 1.8m in height to create enclosed roof garden and walkway at first level to rear of building.  
3) installation of bi-fold doors to side elevation of rear outrigger at ground floor level;  
4) erection of 2m high close-boarded timber fencing to rear courtyard to create external play and bin storage areas; and  
5) formation of 7 car parking spaces within existing forecourt to southeast side of building including demolition of part of existing boundary wall to St. George's Road.

**Case Officer:** Jennifer Simpson

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

**Application number:** 21/0272

**Location:** 34 Caryl Road, Lytham St. Anne's, FY8 2QB

**Proposal:** Two storey extension to side/rear, single storey extension to side, single storey extension to rear.

**Case Officer:** Alan Pinder

**Deadline:** 16<sup>th</sup> April

**Application number:** 21/0280

**Location:** 13 Links Road, Lytham St Annes, FY8 1NQ

**Proposal:** Alterations and extensions to dwelling comprising: 1) raising of ridge height and hip-to-gable enlargements to roof space; 2) second floor, dormer and single storey extensions to front elevation together with alterations to existing double-height bay window and formation of first and second floor balconies; 3) single storey side/rear extension following demolition of existing detached garage; 4) two and single storey rear extensions including formation of first floor balcony; and 5) alterations to existing front boundary wall including installation of infill fence panels between posts up to 1.5m in height, over rendering of brick boundary wall, widening of existing vehicle access onto links road and installation of new 1.4m high gates

**Case Officer:** Jennifer Simpson

**Deadline:** 10<sup>th</sup> May

**Application number:** 21/0303

**Location:** 24 Leamington Road, Lytham St. Anne's, FY8 1UA

**Proposal:** Single storey rear and side extension to dwelling and single storey extension to side of existing outbuilding to create covered outdoor seating area.

**Case Officer:** Jennifer Simpson

**Deadline:** 21<sup>st</sup> April

**Application number:** 21/0305

**Location:** 87a Heyhouses Lane, Lytham St. Anne's, FY8 3RN

**Proposal:** Erection of detached single storey building within rear garden to provide commercial pet grooming unit including provision of customer car parking.

**Case Officer:** Alan Pinder

**Application number:** 21/0325

**Location:** 124 Highbury Road East, Lytham St. Anne's, FY8 2LY

**Proposal:** Two and single storey side extensions.

**Case Officer:** Beth Winstanley

**Deadline:** 2<sup>nd</sup> May

**Application number:** 21/0333

**Location:** 69 St Andrews Road North, Lytham St. Anne's, FY8 2JF

**Proposal:** Change of use of existing dwelling house to 4 self-contained apartments including:

- 1) construction of access staircase to front.
- 2) excavation works to create light wells to front and rear for basement-level apartment.
- 3) second floor rear extension; and
- 4) formation of external roof terrace to rear at first floor level.

**Case Officer:** Jennifer Simpson

**Deadline:** 30<sup>th</sup> April

**Application number:** 21/0342

**Location:** 4 The Mews, Lytham St. Anne's, FY8 3TZ

**Proposal:** Demolition of existing extensions to side and rear of dwelling and erection of single storey side and rear extensions including enlargement to roof space to create two storey curtain walls glazing to rear elevation.

**Case Officer:** Jennifer Simpson

**Deadline:** 7<sup>th</sup> May

**Application number:** 21/0344

**Location:** 21 St Leonards Road West, Lytham St. Anne's, FY8 2PF

**Proposal:** Single storey side extension and enlargement of raised patio to rear including formation of new stepped access to garden.

**Case Officer:** Ruth Thow

**Deadline:** 7<sup>th</sup> May

**Application number:** 21/0360

**Location:** 27 Alexandria Drive, Lytham St Annes, FY8 1JD

**Proposal:** Loft Conversion Including Hip-To-Gable Enlargement To Roof space And Construction Of Rear Dormer.

**Case Officer:** Beth Winstanley

**Deadline:** 10<sup>th</sup> May

**Application number:** 21/0361

**Location:** 35a St Andrews Road South, Lytham St Annes, FY8 1PZ

**Proposal:** Erection of first floor balcony to rear of flat and replacement of first floor bay window on side elevation with sliding doors to create balcony to side of flat.

**Case Officer:** Ruth Thow

**Deadline:** 7<sup>th</sup> May

## 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, **Tuesday 18th May 2021 at 1.30 pm.**

# 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