



St. Anne's on the Sea Town Council

West Lodge, 5 St George's Road, St Anne's on the Sea, Lancashire FY8 2AE

Wednesday 12th May 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 **Tuesday 18th May 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 March 2021 (Copy attached **Appendix A**).

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

Application number: 21/0272 Amended plan.

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

Proposal: Single storey extension to side and rear extension.

Case Officer: Alan Pinder

Deadline: 31st May

Application number: 21/0340

Location: St Anne's Pier, South Promenade, Lytham St Anne's, FY8 2NG

Proposal: Installation of 2NO ANPR cameras to existing lampposts to front of pier building associated with revised car park management arrangements.

Case Officer: Beth Winstanley

Deadline: 31st May

Application number: 21/0356

Location: 15 Harrogate Road, Lytham St Anne's, FY8 3QQ

Proposal: Enlargement of existing front and rear dormers.

Case Officer: Beth Winstanley

Deadline: 20th May

Application number: 21/0363

Location: 97 Shepherd Road, Lytham St Anne's, FY8 3ST

Proposal: Construction of additional front dormer.

Case Officer: Katie Halpin

Deadline: 13th May

Application number: 21/0371

Location: 141 Mayfield Road, Lytham St Anne's, FY8 2DS

Proposal: Single storey rear extension.

Case Officer: Beth Winstanley

Deadline: 20th May

Application number: 21/0374

Location: Delwood, Division Lane, Lytham St Anne's, Blackpool, FY4 5EA

Proposal: Single storey side and rear extension incorporating garage and swimming pool.

Case Officer: Ruth Thow

Deadline: 16th May

Application number: 21/0375

Location: 120 Kilgrimol Gardens, Lytham St Anne's, FY8 2RB

Proposal: 1) Two storey front extension.
2) single storey side and rear extensions including provision of first floor accommodation in roof space.
3) construction of dormers to front, side, and rear; and
4) erection of 2-metre-high boundary wall to perimeter of garden area on south side of dwelling.

Case Officer: Alan Pinder

Deadline: 31st May

Application number: 21/0380

Location: 7 Ulverston Crescent, Lytham St Anne's, FY8 3RZ

Proposal: Two storey side and single storey rear extensions.

Case Officer: Alan Pinder

Deadline: 20th May

Application number: 21/0390

Location: 32 St Leonards Road East, Lytham St Anne's, FY8 2HD

Proposal: Two and single storey rear extensions.

Case Officer: Alan Pinder

Deadline: 21st May

Application number: 21/0395

Location: 17 Leach Lane, Lytham St Anne's, FY8 3AW

Proposal: Erection of detached outbuilding in rear garden - retrospective application.

Case Officer: Jennifer Simpson

Deadline: 23rd May

Application number: 21/0412

Location: 70 Gretdale Avenue, Lytham St Anne's, FY8 2EF

Proposal: Single storey rear extension including addition of pitched roof above garage.

Case Officer: Beth Winstanley

Deadline: 31st May

Application number: 21/0427

Location: 206 St Anne's Road East, Lytham St Anne's, FY8 3HT

Proposal: 1) Single storey extension and construction of raised patio to rear of Dwelling; and 2) formation of extended driveway to front of dwelling.

Case Officer: Beth Winstanley

Deadline: 3rd June

Application number: 21/0433

Location: 23 Chatsworth Road, Lytham St Annes, FY8 2JL

Proposal: Construction of rear dormer.

Case Officer: Katie Halpin

Deadline: 4th June

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 22nd June 2021 at 1.30 pm.**

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 22nd April 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

PL025/21 APOLOGIES FOR ABSENCE

No apologies to report.

PL026/21 DECLARATIONS OF INTEREST

Cllr Lanyon declared a personal interest in application 21/0235 and took no part in the voting.

PL027/21 DISPENSATIONS REPORT

No dispensations to report.

PL028/21 REPRESENTATIONS REPORT

No representations to report.

PL029/21 MINUTES OF PREVIOUS MEETING

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

PL030/21 PLANNING APPLICATIONS Fylde Borough Council (FBC).

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

Application number: 21/0086 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: 8th 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. Soakaway and entrance extended. In keeping with surrounding and eaves at side, the roof angle and overall height reduced.

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: 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: 21/0214

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: 2nd May

Comments/Decision: NSO No Specific Observations

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: 8th April

Comments/Decision: NSO No Specific Observations

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: 22nd 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. Single storey side extension slightly set back from front as others have done. Any concerns re terracing effect? Properties across the road are terraced.

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: 8th 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: 21/0235

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: 18th April

Comments/Decision: SUP* Support

We are happy to support the application as an additional "small business" opportunity.

Application number: 21/0247

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

Proposal: Single storey rear extension.

Case Officer: Beth Winstanley

Deadline: 19th 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: 21/0252

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: 24th 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: 21/0264 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: 8th 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: 21/0270

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: 16th April

Comments/Decision: NSO No Specific Observations

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: 1st May

Comments/Decision: SUP* Support

We support this proposal as it brings back into use a Locally Listed Building located just outside the Conservation Area. It is in a prominent position across from the train station and it would be remiss of us to allow it to fall into disrepair. It brings the building back into use and provides opportunities for Early Years Education and additional jobs.

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: 16th April

Comments/Decision: OBJ Object

Although set back, the application creates an unbalanced appearance to a pair of semis. A single storey extension would be less prominent. The Plan shows two "Existing" elevations. The top elevation should read "proposed". 2nd storey extension to side and rear - Offset & overbearing visual impact. Design not in sympathy with existing building/s.

Application number: 21/0280

Location: 13 Links Road, Lytham St Anne's, 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: 10th May

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: 21/0303

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: 21st 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: 21/0305

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

Deadline: 1st May

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: 21/0325

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

Proposal: Two and single storey side extensions.

Case Officer: Beth Winstanley

Deadline: 2nd May

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: 21/0333

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: 30th 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. Second floor rear extension - Concern over Visual impact of a full-footprint box rear dormer overlooking a heritage park (Ashton Gardens).

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: 7th May

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: 21/0344

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: 7th May

Comments/Decision: NSO No Specific Observations

Application number: 21/0360

Location: 27 Alexandria Drive, Lytham St Anne's, FY8 1JD

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

Case Officer: Beth Winstanley

Deadline: 10th May

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. Although semi-det, not obtrusive at front and no overlooking issues at rear. Concern over visual impact of the flat roof rear dormer.

Application number: 21/0361

Location: 35a St Andrews Road South, Lytham St Anne's, 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: 7th May

Comments/Decision: NSO No Specific Observations

PL031/21 REPRESENTATIONS

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

PL032/21 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, **Tuesday 18th May 2021 at 1.30 pm.**

Signed

Chairman

Date: 18th May 2021