



# 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 14<sup>th</sup> July 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 20<sup>th</sup> July 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> May 2021 (Copy attached **Appendix A**).

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

**Application number:** 21/0484

**Location:** 2 St David's Road South, Lytham St Annes, FY8 1TB

**Proposal:** Over rendering of Southeast facing side elevation of dwelling.

**Case Officer:** Beth Winstanley

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

**Application number:** 21/0542

**Location:** 87 St Thomas Road, Lytham St Annes, FY8 1JP

**Proposal:** Installation of 1 metre high fencing above part of existing side boundary wall (facing Banbury Road) to increase overall height of enclosure to 1.7 metres.

**Case Officer:** Jennifer Simpson

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

**Application number:** 21/0589

**Location:** Public Offices Site, 292-294 Clifton Drive South, Lytham St Annes, FY8 1LH

**Proposal:** Change of use of the public offices building from civic office use to retail (class E (A)) with ancillary cafe (class E (B)), including erection of decking area to rear, elevational changes to facilitate the change of use, demolition of outbuilding to rear, and alterations to existing vehicular/pedestrian access, car parking and landscaping.

**Case Officer:** Andrew Stell

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

**Application number:** 21/0596

**Location:** Land at The Junction of Queensway And, Division Lane, Lytham St Annes

**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) erection of 1.5-metre-high fencing to site perimeter  
4) creation of hardstanding; and  
5) formation of new vehicle access to division lane - resubmission of application 21/0077

**Case Officer:** Matthew Taylor

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

**Application number:** 21/0604

**Location:** 1 Bentinck Road, Lytham St Annes, FY8 2PU

**Proposal:** Single storey front and side extension including enclosed roof terrace at first floor, replacement of front dormer with first floor extension and installation of Juliet balcony to front elevation.

**Case Officer:** Jennifer Simpson

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

**Application number:** 21/0614

**Location:** 6 Riley Avenue, Lytham St Annes, FY8 1HZ

**Proposal:** Demolition of existing garage and erection of replacement outbuilding.

**Case Officer:** Beth Winstanley

**Deadline:** 6<sup>th</sup> July

**Application number:** 21/0618

**Location:** Pleasure Island, South Promenade, Lytham St Annes

**Proposal:** Advertisement consent for erection of six illuminated fascia signs on building.

**Case Officer:** Ruth Thow

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

**Application number:** 21/0619

**Location:** Carlton Hotel & Lindum Hotel 61-67 South Promenade, Lytham St Annes, FY8 1LZ

**Proposal:** Extensions and external alterations to buildings to facilitate amalgamation of existing hotels including:  
1) erection of ground floor extension and open-sided canopy to front elevation  
2) enlargement of external frontage seating area  
3) reconfiguration of car park within front forecourt; and  
4) alterations to external facing materials on front elevation

**Case Officer:** Matthew Taylor

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

**Application number:** 21/0642

**Location:** 15 Osborne Road, Lytham St Annes, FY8 1HS

**Proposal:** Single storey rear and side extensions following demolition of existing Conservatory.

**Case Officer:** Beth Winstanley

**Deadline:** 6<sup>th</sup> August

## 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 17<sup>th</sup> August 2021 at 1.30 pm**

# St. Anne's on the Sea Town Council

## Minutes of the Planning Committee held on 22<sup>nd</sup> June 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
	J Harrison	
	A Jacques	
	V Willder	
Officers	D Treece-Birch	Enterprise and Promotions Officer
Members of the Public/Press		0

### **PL041/21 APOLOGIES FOR ABSENCE**

No apologies to report.

### **PL042/21 DECLARATIONS OF INTEREST**

No declarations of interest to report.

### **PL043/21 DISPENSATIONS REPORT**

No dispensations to report.

### **PL044/21 REPRESENTATIONS REPORT**

No representations to report.

### **PL045/21 MINUTES OF PREVIOUS MEETING**

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

### **PL046/21 PLANNING APPLICATIONS Fylde Borough Council (FBC).**

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

**Application number:** 21/0283

**Location:** 35 Lightburne Avenue, Lytham St Annes, FY8 1JE

**Proposal:** Change of use of existing floorspace and erection of single storey rear Extension, to create one self-contained flat including insertion of new ground floor doorway in south facing side elevation of building.

**Case Officer:** Beth Winstanley

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

**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:** 21/0423

**Location:** 12 Park Road, Lytham St Annes, FY8 1QX

**Proposal:** Change of use of ground floor premises from travel agents (use class E(a)) to Drinking Establishment (use class sui generis) to provide extension to existing Micro Pub (No. 10 Ale House) including formation of outdoor seating area within front forecourt.

**Case Officer:** Jennifer Simpson

**Deadline:** 6<sup>th</sup> June

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

**Application number:** 21/0450

**Location:** 20 St Patricks Road South, Lytham St Annes, FY8 1XP

**Proposal:** Single storey rear extension.

**Case Officer:** Beth Winstanley

**Deadline:** 6<sup>th</sup> June

**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. Note: Has the next-door neighbours been notified as new building seems to be very close to their wall?

**Application number:** 21/0451

**Location:** 2 Kingsmere Avenue, Lytham St Annes, FY8 3AT

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

**Case Officer:** Beth Winstanley

**Deadline:** 6<sup>th</sup> June

**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:** 21/0456

**Location:** 24-26 St Annes Road East, Lytham St Annes, FY8 1UR

**Proposal:** Change of use of building from Doctors Surgery (use class E(e)) to an Education and Training Centre (use class f1) including 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:** 9<sup>th</sup> June

**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.

Note: Please see Decision Notice for Refusal of previous application.

Conservation Area. Community facility. No external alts other than new access. Bringing back into use an unused building.

LCC Highways have no Objections (Conditionally). Application form states hours of operation and no parking issues as children dropped off by parents/minibus.

**Application number:** 21/0459

**Location:** 18 King Edward Avenue, Lytham St Annes, FY8 1DP

**Proposal:**

- 1) Two storey front extension.
- 2) Construction of front and rear dormers.
- 3) single storey side and rear extension.

**Case Officer:** Beth Winstanley

**Deadline:** 4<sup>th</sup> June

**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.

Note: Solar panels included in application.

**Application number:** 21/0469

**Location:** 20 Ryeheys Road, Lytham St Annes, FY8 2HA

**Proposal:** Single storey rear extension following demolition of existing conservatory.

**Case Officer:** Beth Winstanley

**Deadline:** 12<sup>th</sup> June

**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:** 21/0476

**Location:** 12 Ramsgate Road, Lytham St Annes, FY8 3HH

**Proposal:** Single storey side and rear extensions - part retrospective application.

**Case Officer:** Beth Winstanley

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

**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:** 21/0477

**Location:** 31 Ramsgate Road, Lytham St Annes, FY8 3HJ

**Proposal:** Single storey side and rear extensions and erection of front porch.

**Case Officer:** Jennifer Simpson

**Deadline:** 14<sup>th</sup> June

**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.

Note: 2nd "existing front elevation" should read "existing rear elevation".

**Application number:** 21/0485

**Location:** 63 Laverton Road, Lytham St Annes, FY8 1EN

**Proposal:** Single storey rear extension.

**Case Officer:** Beth Winstanley

**Deadline:** 17<sup>th</sup> June

**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:** 21/0499

**Location:** 45 St Annes Road East, Lytham St Annes, FY8 1UL

**Proposal:** Change of use of building from two flats to one detached dwelling including external alterations to ground floor entrance on front elevation.

**Case Officer:** Jennifer Simpson



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

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

**Application number:** 21/0504

**Location:** 3 Croyde Road, Lytham St Annes, FY8 1EX

**Proposal:** Alterations and extension to existing detached garage including:  
1) single Storey rear extension.  
2) addition of dual-pitched roof; and  
3) insertion of additional door and window openings.

**Case Officer:** Jennifer Simpson

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

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

**Application number:** 21/0526

**Location:** 4 Jellicoe Close, Lytham St Annes, FY8 2TA

**Proposal:** Single storey rear extension.

**Case Officer:** Beth Winstanley

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

**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:** 21/0533

**Location:** 2a Wood Street, Lytham St Annes, FY8 1QS

**Proposal:** Change of use of ground floor premises from hairdressers (use class E (a)) to provide extension to adjacent drinking establishment (use class sui generis) including formation of outdoor seating area.

**Case Officer:** Ruth Thow

**Deadline:** 4<sup>th</sup> July

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

**Application number:** 21/0537

**Location:** 37 The Boulevard, Lytham St Annes, FY8 1EH

**Proposal:** Single storey rear extension.

**Case Officer:** Jennifer Simpson

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

**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:** 21/0539

**Location:** 18 Martin Avenue, Lytham St Annes, FY8 2SJ

**Proposal:** First floor side and rear extensions.

**Case Officer:** Beth Winstanley

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

**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:** 21/0541

**Location:** 96 North Promenade, Lytham St Annes, FY8 2QP

**Proposal:** Single storey rear extension to provide garage including landscaping works to front and rear of dwelling.

**Case Officer:** Ruth Thow

**Deadline:** 3<sup>rd</sup> July

**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:** 21/0551

**Location:** 12 St David's Road South, Lytham St Annes, FY8 1TB

**Proposal:** Application to vary conditions 2 (Approved Plans), 3 (Materials), 6 (Front Boundary Wall) and 7 (Rear Roller Shutter Design) of planning permission 20/0415 to allow:  
1) alterations to design of shop front and entrance to flats;  
2) changes to approved materials for shop front and front boundary wall; and  
3) clarification of design for rear roller shutter door.

**Case Officer:** Ruth Thow

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

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

**PL047/21 REPRESENTATIONS**

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

**PL048/21 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 20<sup>th</sup> July 2021 at 1.30 am.**

Signed .....

Chairman

Date: 20<sup>th</sup> July 2021