

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 20th July 2021 at
West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Planning applications discussed and comments determined through electronic (e-mail)
communication.

Present: Councillors Lanyon (Chairman), Trudgill (Deputy), J Harrison, Jacques, Willder.

Officers: D Treece-Birch Town Enterprise & Promotions Officer

Members of the public/press: 0

PL 49/21 APOLOGIES FOR ABSENCE

No apologies to report

PL 50/21 DECLARATIONS OF INTEREST

No declarations of interest to report.

PL 51/21 DISPENSATIONS REPORT

No dispensations to report.

PL 52/21 REPRESENTATIONS REPORT

No representations to report.

PL 53/21 MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting were agreed.

PL 54/21 PLANNING APPLICATIONS: Fylde Borough Council (FBC)

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

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: 18th July

Decision/Comments: NSO
Conservation area.

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: 19th July

Decision/Comments: NSO
Overall height is under 2m.

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: 24th July

Comments/Decision: OBS*

Conservation Area. G2 Listed Building. There should be an accompanying 'Listed Building Consent' as previously with applications 20/0316 and 20/0317. Please see the Town Council's previous observations relating to 20/0316 and 20/0317. (This is still shown online at FBC as 'Awaiting Decision').

See Planning document p7 and p8, also detail is on p20 to 23, for changes to the affordable element regarding Glen Eldon Rd / disused platform.

This proposal is now not viable and therefore there are now suggestions to fund some green space instead.

This application relates only to the Public Offices site and is no longer a hybrid application.

This is a welcome investment in a prominent Listed Building and the retail economy of St. Anne's town centre.

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: 21/0596

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: 22nd July

Comments/Decision: OBS*

The Town Council's reasons for objecting to the original proposal have been addressed, (given that Highways are not objecting).

NP DH1 - Creating a distinctive St. Anne's and NP DH2 - Corridors and Gateway Strategy. Both Policy requirements are met by:

The reduction of hardstanding area and creation of green space, together with new hedgerow and additional tree planting, demonstrate regard for the aspirations of NP in protecting the Green Belt Land and the visual impact to the entrance to St. Anne's.

As observations we would recommend Rainwater collection from the roof of the stable block (involving a piece of guttering, 2 downpipe pieces and a water butt either side), this would be not only useful to the users of the site, but also meet with the Green Criteria the TC in encouraging all applicants to use. 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: 21/0604

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: 22nd July

Comments/Decision: OBS*

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: 21/0614

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

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

Case Officer: Beth Winstanley

Deadline: 6th July

Comments/Decision: OBS*

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: 21/0618

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: 5th August

Comments/Decision: NSO

In alignment with NP Policy SS2 - Development enhancing the contribution of this site to the town's tourism, culture and leisure offer will be encouraged.

Any development must be of the highest design quality and must enhance and make a positive contribution to this seafront location.

Non leisure, culture and tourism use will be resisted.

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: 1st August

Comments/Decision: OBS*

Despite the planning and heritage statement making only reference to NPPF and FBC's Local Plan, the merging and renovation of the hotels in a prime seafront location will promote tourism and provide additional tourist accommodation.

Modernisation of the hotels promoting symmetry in context with surrounding Heritage Assets, providing outdoor sheltered seating that is DDA compliant with no additional hardstanding, on previously developed land, meets the criteria of NP. Policies DH1 Creating a distinctive St. Anne's, E6 Tourism, and E7 Tourist accommodation.

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: 21/0642

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: 6th August

Comments/Decision: OBS*

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.

C 55/21

REPRESENTATIONS

Resolved that town councillors need not make any representations at the next (FBC) Development Management Committee meeting.

C 56/21

DATE AND TIME OF NEXT MEETING

The next meeting will be held on 17th August 2021 at 1.30pm.

Signed

Chairman

Date: 17th August 2021