

St. Anne's on the Sea Town Council

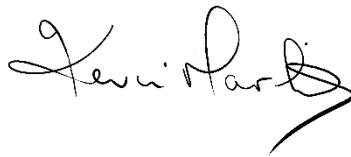
Agenda for the Planning Committee West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Wednesday 13th October 2021

To: The Chairman and all Members of St. Anne's on the Sea Town Council Planning Committee.
(Councillors Jacques, Lanyon, J Harrison, Trudgill, Willder, Green and Town Chairman (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 19th October 2021** commencing at **1.30 pm**.



Kevin Martin – Town Clerk

AGENDA

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 **21st September 2021** (Copy attached **Appendix A**).

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

Application number: 21/0818 – Retrospective Application

Case Officer: Andrew Stell

Location: 515a Clifton Drive North, Lytham St Annes, FY8 2QZ

Description: Retrospective application for erection of detached outbuilding to rear and formation of pitched roof to existing detached garage to rear. Proposed erection of motorhome / carport to rear, formation of raised decking to rear of dwelling, and construction of glazed canopy to rear of dwelling.

Deadline: 15th October

Application number: 21/0819

Case Officer: Ruth Thow

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

Description: Hip-to-gable roof extension with windows to new gable, formation of dormer to rear of main roof slope, removal of existing dormer to front corner of roof to provide expanded accommodation for existing self-contained flat at second floor.

Deadline: 2nd September

Application number: 21/0821

Case Officer: Matthew Taylor

Location: Land at College Car Park, Blackpool And Fylde College, Albany Road, Lytham St Annes, FY8 3PU

Description: Prior approval for installation of a telecommunications base station consisting of a 25-metre-high lattice mast supporting three antenna, two 300mm dishes and two ground-level equipment cabinets including associated ancillary development pursuant to schedule 2, part 16 of the town and country planning (general permitted development) (England) order 2015 (as amended).

Deadline: 18th October

Application number: 21/0839

Case Officer: Jennifer Simpson

Location: 13 Wood Street, Lytham St Annes, FY8 1QS

Description: Change of use of ground floor premises from sandwich shop (use class E(A)) to launderette (use class Sui Generis).

Deadline: 14th October

Application number: 21/0858

Case Officer: Beth Winstanley

Location: 1 Monarch Crescent, Lytham St Annes, FY8 3TX

Description: Erection of timber fencing up to 2 metres in height to southern (side) and eastern (rear) garden boundaries.

Deadline: 14th October

Application number: 21/0863

Case Officer: Alan Pinder

Location: 8 Moorland Road, Lytham St Annes, FY8 3TD

Description: Erection of one detached dwelling and detached double garage including formation of off-street parking for existing and proposed dwellings.

Deadline: 25th October

Application number: 21/0886

Case Officer: Beth Winstanley

Location: 17 Drake Close, Lytham St Annes, FY8 2EX

Description: Single storey side and rear extensions.

Deadline: 24th October

Application number: 21/0891

Case Officer: Jennifer Simpson

Location: 96 Kenilworth Road, Lytham St Annes, FY8 1LB

Description: Single storey rear extension.

Deadline: 25th October

Application number: 21/0895

Case Officer: Beth Winstanley

Location: 8 Chatsworth Road, Lytham St Annes, FY8 2JN

Description: Single storey rear extensions.

Deadline: 20th October

Application number: 21/0897

Case Officer: Beth Winstanley

Location: 4 Britannia Walk, Lytham St Annes, FY8 3TY

Description: Single storey side and rear extensions.

Deadline: 21st October

Application number: 21/0907 – Resubmission of Application 21/0539

Case Officer: Beth Winstanley

Location: 18 MARTIN AVENUE, LYTHAM ST ANNES, FY8 2SJ

Description: First floor side and rear extensions - resubmission of application 21/0539

Deadline: 28th October

Application number: 21/0910

Case Officer: Alan Pinder

Location: 44 Laverton Road, Lytham St Annes, FY8 1EN

Description: Extension to roof space of dwelling to create second floor living accommodation including raising of eaves and ridge heights, hip-to-gable enlargements and construction of rear dormer including insertion of additional first floor window in west facing side elevation of original dwelling.

Deadline: 28th October

Application number: 21/0923

Case Officer: Beth Winstanley

Location: 16 Norwood Road, Lytham St Annes, FY8 2QN

Description: Single storey rear extensions.

Deadline: 31st October

Application number: 21/0933

Case Officer: Beth Winstanley

Location: 35 Cartmell Road, Lytham St Annes, FY8 1DF

Description: Single storey rear extension following demolition of existing conservatory.

Deadline: 5th November

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 on 23rd November 2021 at 1.30pm.

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 21st September 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 65/21 APOLOGIES FOR ABSENCE

No apologies to report

PL 66/21 DECLARATIONS OF INTEREST

Cllr C Lanyon made a declaration of personal interest regarding application 21/0782.

PL 67/21 DISPENSATIONS REPORT

No dispensations to report.

PL 68/21 REPRESENTATIONS REPORT

No representations to report.

PL 69/21 MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting were agreed.

PL 70/21 PLANNING APPLICATIONS: Fylde Borough Council (FBC)

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

Application number: 21/0679

Case Officer: Beth Winstanley

Location: Queensway Chapel, Walter Avenue, Lytham St Annes, FY8 3DJ

Description: Change of use of building from place of worship (use class F1) to a mix of light industrial (use class E (G) (iii)) and storage and distribution (use class B8) uses

Including installation of roller shutter door to rear elevation.

Deadline: 9th September

Decision/Comments: NSO

Considerations: This property has been vacant for 16 months. There is an extant application to convert to 70 Walter Ave to 70 flats. We are not sure how this will sit amongst residential properties, but any objections from residents will be

considered by FBC. We are concerned over increased commercial traffic movements in a residential area, Walter Avenue. If planning consent was minded being granted, then we believe a condition should be in place to ensure the Rear Snowdon Road access is used as the Main storage access for vans and lorries.

Application number: 21/0721

Case Officer: Katie Halpin

Location: Land Adjacent to 44 Westgate Road, Lytham St Annes, FY8 2SQ

Description: Change of use of land to side to form extension to garden dwelling with erection of fence around at 2.4m in height to rear, up to 1.8m in height to side, and 1.2m in height to front.

Deadline: 2nd September

Decision/Comments: OBS

A 2.4m fence is suitable in this case, as it is adjoining a Sports field at the rear/side of the property, and not another residential garden. Planning permission is required due to the proposed new boundary being clearly outside of the current domestic curtilage and therefore constitutes a change of use. Key issues are likely to be if our use of the land restricts a viable access being retained to the land behind. (Blackpool Football Club own this land and they responded via email on 26/06, "We don't have an issue with this as our main access is via Martin Ave & we don't have any plans to use that access road at this moment in time"). If fenced off from adjoining property 46 Westgate Rd, the access to the side of both properties is reduced. We have concerns over this being a verbal agreement only regarding use of the land.

Application number: 21/0737 - Revised Plans

Case Officer: Ruth Thow

Location: 163 Church Road, St Annes, Lytham St Annes, FY8 3TG

Description: 1) Erection of rear dormer incorporating second floor balcony.
2) Single storey rear extension; and
3) External alterations and addition of pitched roof to existing detached outbuilding.

Deadline: 23rd September

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. New proposal is now in keeping with surrounding properties with no overlooking issues. Although listed in the application Item 1 (Erection of rear dormer incorporating second floor balcony) both the second-floor rear dormer and balcony have been removed in this Revised 2021-1585-05C plan.

Application number: 21/0739

Case Officer: Alan Pinder

Location: Unit B, Morrisons Car Park, Amy Johnson Way, Lytham St Annes, FY4 2AY

Description: Installation of two external condenser units and two extract vents to side and rear elevations of retail unit.

Deadline: 6th September

Comments/Decision: NSO

Application number: 21/0740

Case Officer: Alan Pinder

Location: Unit B, Morrisons Car Park, Amy Johnson Way, Lytham St Annes, FY4 2AY

Description: Advertisement consent for:

- 1) One internally illuminated fascia sign to front elevation.
- 2) One non-illuminated fascia sign to side elevation; and
- 3) Two internal digital screens adjacent to building entrance.

Deadline: 6th September

Comments/Decision: NSO

Application number: 21/0745

Case Officer: Jennifer Simpson

Location: The Willows, Division Lane, Lytham St Annes, Blackpool, FY4 5EA

Description: Demolition of existing detached garage and construction of:

- 1) replacement detached double garage to side of dwelling.

- 2) detached outbuilding within rear garden to provide home office, summer room and shower/changing facilities.
- 3) outdoor swim spa; and
- 4) timber-framed pergola over outdoor swim spa.

Deadline: 7th October

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: 21/0761

Case Officer: Jennifer Simpson

Location: 517 Clifton Drive North, Lytham St Annes, FY8 2QX

Description: Three storey and dormer extensions to front elevation including raising of eaves height, two storey rear extension, single storey side extension to replace existing conservatory, addition of glazed pitched roof to part of rear extension and enlargement of driveway within front garden.

Deadline: 10th September

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: 21/0764

Case Officer: Beth Winstanley

Location: 12 Rossendale Road, Lytham St Annes, FY8 3HY

Description: Single storey rear extension.

Deadline: 10th September

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: 21/0765**Case Officer:** Jennifer Simpson**Location:** 107 St Annes Road East, Lytham St Annes, FY8 3NF**Description:** Single storey rear extension following demolition of existing conservatories, erection of 1.2-metre-high fencing above existing 1-metre-high wall (up to a total height of 2.2 metres) on southwest boundary to front and side of dwelling and installation of replacement tiles to roof of main dwelling.**Deadline:** 13th September**Comments/Decision:** OBS*

Within 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. 2.2m fence exceeds 2m. The addition of the Lattice fence gives a peak height of 2.2m. The design statement gives a reason for the additional fence. (Privacy from adjoining flats)

Application number: 21/0766**Case Officer:** Alan Pinder**Location:** 48a St Patricks Road South, Lytham St Annes, FY8 1XW**Description:** Raising of eaves and ridge height of dwelling and hip-to-gable alteration to roof profile to create living accommodation at second floor level including addition of hipped roof to front bay window.**Deadline:** 12th September**Comments/Decision:** OBJECT

The overall height and massing will dominate the street scene contrary to NP HOU4. DH1 No regard for DH1 Design Guide demonstrated. Unsympathetic to street scene. Material used (White K-Rend) is not sympathetic to existing or surrounding red brick buildings.

Application number: 21/0769**Case Officer:** Beth Winstanley**Location:** 81 St Annes Road East, Lytham St Annes, FY8 3NF

Description: Erection of replacement single storey outbuilding in rear garden to provide garage and games room - retrospective application.

Deadline: 7th September

Comments/Decision: NSO
Conservation area.

Application number: 21/0771

Case Officer: Beth Winstanley

Location: 21 Appealing Lane, Lytham St Annes, FY8 3LA

Description: Single storey rear conservatory extension - **part retrospective application.**

Deadline: 16th September

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: 21/0781

Case Officer: Beth Winstanley

Location: 5 Lima Road, Lytham St Annes, FY8 3LP

Description: 1) Erection of two detached outbuildings including garden room with covered patio and pergola; and
2) installation of 1.8-metre-high perimeter fencing to eastern garden boundary facing Haymarket - **retrospective application.**

Deadline: 19th September

Comments/Decision: NSO

Application number: 21/0782

Case Officer: Katie Halpin

Location: 77 St Leonards Road East, Lytham St Annes, FY8 2HD

Description: Over rendering of external walls to single storey rear extension - retrospective application.

Deadline: 16th September

Comments/Decision: NSO

Considerations from Councillor Lanyon: Next door to me attached. Obviously, I have to declare a Personal Interest. This has come in as a retro app. The original app was for a ss extn with materials to match existing. I had no objections and spoke with David the owner who doesn't live at the property, he rents it to a relative. The plans show not as much gap between extn and dividing wall as there is with my conservatory. It was built 2 years ago, but not in materials to match existing, in grey breeze block. The other 2 sides were rendered but my side was not. I've asked why they have left it unrendered and was told they didn't see the point as the gap is too narrow. Eventually, and making it clear I do not want to fall out with either the owner or occupant, I asked Chris Gallagher at FBC what would be best to get a more pleasing result. FBC wrote to David the owner, who was very apologetic and said he'd trusted his builder who'd said it doesn't matter if they use brick or breezeblock. Chris was understanding but made it clear that although he wouldn't want it to come to enforcement means, to avoid that David would have to submit a further application to have it rendered. I have been sent near neighbourhood notification which clearly, I am not going to object to, as I don't want to have to look at a grey breezeblock wall neighbouring my property.

Application number: 21/0790

Case Officer: Beth Winstanley

Location: 3 Bannistre Close, Lytham St Annes, FY8 3HS

Description: Single storey rear extension following demolition of existing conservatory and insertion of additional ground floor window in south facing side elevation.

Deadline: 24th September

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: 21/0795

Case Officer: Beth Winstanley

Location: 6 Kingsmere Avenue, Lytham St Annes, FY8 3AT

Description: Single storey rear extension following demolition of existing conservatory.

Deadline: 19th September

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: 21/0800

Case Officer: Alan Pinder

Location: 120 Kilgrimol Gardens, Lytham St Annes, FY8 2RB

Description: 1) Single storey front porch extension.
2) Single storey side and rear extensions including provision of first floor accommodation in roof space; and
3) Construction of dormers to front and side roof planes.

Deadline: 26th September

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. There is not a huge footprint increase when the gym and garage are removed. Pre app advice issued after previous application was Refused.

Application number: 21/0808

Case Officer: Beth Winstanley

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

Description: 1) Two Storey Front Extension.
2) Construction Of Front and Rear Dormers; and
3) Single Storey Side and Rear Extension - Resubmission of Application 21/0459.

Deadline: 19th September

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. Pre app advice issued after previous application was Refused, regarding amendments and design.

Application number: 21/0811

Case Officer: Rob Buffham

Location: Land at Roseacre, Wildings Lane, Lytham St Annes, FY8 3RJ

Description: Outline application for a residential development of up to 52 dwellings including associated infrastructure following demolition and removal of existing dwelling, stables, and paddocks (access applied for with all other matters reserved).

Deadline: 3rd October

Comments/Decision: OBJECT

The proposal is based on No Affordable Housing Element when NPPF requirement is 30% minimum. You refer in Planning Statement to the Covid pandemic being responsible for increased cost of materials. We argue that any increased cost of materials will be passed on to the purchaser. Furthermore, there is a much greater need for more affordable housing to be provided because of inflation and job uncertainties, Landlords right to evict, and families have been separated and now requiring separate living accommodation. Affordable Housing is a priority. Affordability of housing is a basic requirement for any Local Authority. Each application will be considered on its own merit. The previous application 16/0061 (lapsed), was for 45 dwellings. This application also included enhancement to Wildings Lane. The Town Council Objected re following grounds. Object. 1. Share concerns raised by LCC Highways especially in relation to "piecemeal" development and proposals. 2. Outside the settlement boundary. 3. Negative impact on natural environment. N.B. Many of the documents relating to this application were unavailable.

Your Planning statement makes reference to the fact that some 20m deep pile driving will have to be undertaken to reach competent strata, together with ground stabilisation and surcharging works to prevent future settlement, and therefor 30% affordable housing would not be viable. The peat deposits and overlaying alluvium deposits are exactly the reason for 200 years; this land was considered to be unsuitable for development. To evidence this, you have only got to look at how much the roads have sunk at Cypress Pont, to the effect that the manholes stand several inches proud of the road surface.

You refer to previous applications having applied for Variation of Conditions relating to the affordable housing provision previously agreed. It must be understood in context. At the time, the presumption in favour of sustainable

development was Central Government's way of increasing the housing supply, and therefore Fylde's Officers had to balance the need for affordable provision against the need to comply with the provisions of the NPPF. Now having produced Fylde's Local Plan, a five-year housing supply being clearly demonstrated, makes the Presumption in favour of sustainable development a much less important factor in considering planning applications.

1.3 You mention delivery of new housing and widening housing choice. But no affordable element reduces housing choice. Application form 15. Market housing only. The Saint Anne's on the Sea Neighbourhood Development Plan (NP) was made by Referendum in August 2016. The fact that it pre-dates the adoption of the Fylde Local Plan to 2032 and was the subject of a subsequent legal challenge, that was dismissed by the Supreme Court on 14th May 2021, makes it no less of a robust legal document to ensure the planning policies contained within it are adhered to by both Applicants and the Decision- Making Authority FBC. Policy GD1 confirms that developments will be assessed against all relevant policies of the LP and any inconsistencies i.e., Outside the Settlement Boundary, will have to be agreed.

Emerging Partial Review of the Fylde Local Plan to 2032 (FLP32). The Partial Review principally relates to the proposed revised housing requirement for the residual plan period from 2019 to 2032, which is reduced from 415 (net) homes per annum to 305 (net) homes per annum and results from the up-to-date calculation of local housing need in accordance with the standard method. (As Statutory Consultees), The Town Council's Observations conclude that the proposed development does not comply with NPPF, The Local Plan, or NP, by virtue of proposing zero contribution to much needed Affordable Housing Supply.

Observations: Object

In addition to the Town Council's previous Objections: Object. 1. Share concerns raised by LCC Highways especially in relation to "piecemeal" development and proposals. 2. Outside the settlement boundary. 3. Negative impact on natural environment. The proposal is based on No Affordable Housing Element when NPPF requirement is 30% minimum.

We also have concerns about flooding with the statement that 'due to ground levels (the site) will require a pumped system with an underground pumping station' for foul water discharge (Section 5.40 of the 'Planning and Affordable Housing Statement').

Application number: 21/0814

Case Officer: Katie Halpin

Location: 17 Cudworth Road, Lytham St Annes, FY8 3AE

Description: Retrospective Application for Erection Of First Floor Extension With proposed Addition Of Pitched Roof.

Deadline: 22nd September

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. Pre app advice issued after previous application was Refused, re amendments and design.

Application number: 21/0829

Case Officer: Beth Winstanley

Location: 175 Highbury Road East, Lytham St Annes, FY8 2LB

Description: Two storey side and rear extension, and porch to front.

Deadline: 3rd September

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. Materials - As this is a semi-detached property, the proposed roof materials need to be more specific.

Application number: 21/0836

Case Officer: Beth Winstanley

Location: 92 Kilgrimol Gardens, Lytham St Annes, FY8 2RB

Description: Single storey side and rear extension following demolition of existing conservatory and construction of rear dormer.

Deadline: 1st October

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.

PL 71/21 REPRESENTATIONS

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

PL 72/21 DATE AND TIME OF NEXT MEETING

The next meeting will be held on 19th October 2021 at 1.30pm.

Signed

Chairman

Date: 19th October 2021