

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 19th October 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 73/21 APOLOGIES FOR ABSENCE

No apologies to report.

PL 74/21 DECLARATIONS OF INTEREST

No declarations of interest to report.

PL 75/21 DISPENSATIONS REPORT

No dispensations to report.

PL 76/21 REPRESENTATIONS REPORT

No representations to report.

PL 77/21 MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting were agreed.

PL 78/21 PLANNING APPLICATIONS: Fylde Borough Council (FBC)

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

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

Decision/Comments: NSO

Approve of the sloped garage roof rather than flat, and the use of reclaimed materials; Reclaimed Rosewood windows and main structure using reclaimed wood.

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

Decision/Comments: SPLIT - No Objection to the extension, just the unsympathetic, flat roof box extension.

Not in keeping with NPDG, DH1.

The proposed flat roof box extension is not in keeping with the host dwelling, in a prominent position on the corner of Alexandria Drive. Pitched gables are a common, prominent feature of heritage buildings of this stature. The proposal is not in keeping with the traditional detailing of existing property or the surrounding properties. The attention paid to the detail of the lintels, cills, sash windows, chimney pots and use of reclaimed red brick is lost by the proposed unsympathetic flat roof box extension. (Despite the claims made in the Design Access Statement.)

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

Comments/Decision: NSO

Having consulted with Colleagues whose knowledge of this type of installation far surpasses mine, we agree to make NSO.

Although the college falls outside the actual boundary of St. Anne's, The TC has been asked to consult upon this application.

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

Comments/Decision: NSO

We support the Environmental Officer's comments, and the TC proposes that the following Condition be imposed:

Following approval, the approved noise mitigation measures shall be implemented before the equipment is first operated and shall thereafter be monitored and maintained.

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

Comments/Decision: NSO

We note that LCC Highways have made no Objection.

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

Comments/Decision: OBJ

This proposal exceeds the building line. Overdevelopment & Bulking in a visually prominent corner plot. Unsympathetic to existing adjacent buildings.

The TC made these observations on the previous application 21/0089.

Observations below.

- Exceeds the existing Building Line.
- This revised proposal exceeds the Building Line on Curzon Road, even further than the previous application.
- This should constitute a Material Planning Consideration breach.

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

Comments/Decision: OBS*

We have a concern about the location of Bin Storage, and direct/emergency access to the rear part of the property.

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: 21/0891

Case Officer: Jennifer Simpson

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

Description: Single storey rear extension.

Deadline: 25th 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: 21/0895

Case Officer: Beth Winstanley

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

Description: Single storey rear extensions.

Deadline: 20th 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: 21/0897

Case Officer: Beth Winstanley

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

Description: Single storey side and rear extensions.

Deadline: 21st 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: 21/0907 – 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

Comments/Decision: OBS*

The TC previously made *Asterix Observation on application 21/0539 which was Refused by the DMA. The re-submission of the revised scaled back bedroom proposal can only be commented on as above resubmission application. 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: 21/0910

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

Comments/Decision: OBJ

Not in keeping with NPDG, DH1.

Loss of character of the original building. Out of keeping with the surrounding 2 storey buildings, therefore adversely affecting the street scene. The proposal results in bulk and massing dominating the street of mainly 2 storey properties.

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

Comments/Decision: OBS*

Is there sufficient light to the bedroom with the added snug? No windows to this room are shown.

The application form makes no mention of the roof lights that are shown on the proposed GF layout but are not shown on the proposed elevations plan. Details on the ground floor plan, the application form and the proposed elevation plan are not consistent.

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: 21/0933

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

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 79/21

REPRESENTATIONS

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

PL 80/21

DATE AND TIME OF NEXT MEETING

The next meeting will be held on 23rd November 2021 at 1.30pm.

Signed

Chairman

Date: 23rd November 2021