

St. Anne's on the Sea Town Council

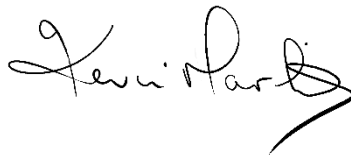
Agenda for the Planning Committee West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Wednesday 17th November 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 23rd November 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 **17th October 2021** (Copy attached **Appendix A**).

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

Application number: 21/0576

Case Officer: Matthew Taylor

Location: Former Kilnhouse Service Station, Kilnhouse Lane, Lytham St Annes, FY8 3DE

Description: Erection of single storey building providing 489 square metres of retail floorspace (use class E (A)) within three commercial units including associated parking and landscaping.

Deadline: 16th November

Application number: 21/0835

Case Officer: Jennifer Simpson

Location: Blackpool Road Recreation Ground, Blackpool Road North, Lytham St Annes

Description: Installation of one steel shipping container for equipment storage to northern edge of playing field.

Deadline: 6th December

Application number: 21/0844

Case Officer: Beth Winstanley

Location: Morrison Supermarkets Plc, Amy Johnson Way, Lytham St Annes, Blackpool, FY4 2AY

Description: Advertisement consent for erection of four internally illuminated signs on unit C including:

- 1) fascia signs on front and rear elevations.
- 2) one logo sign on side elevation; and
- 3) one menu box sign on side elevation.

Deadline: 18th November

Application number: 21/0884

Case Officer: Alan Pinder

Location: St Annes Fire Station, St Andrews Road North, Lytham St Annes, FY8 2JQ

Description: Erection of replacement training tower with associated fire service communications mast.

Deadline: 25th November

Application number: 21/0917

Case Officer: Alan Pinder

Location: 3 North Houses Lane, Lytham St Annes, FY8 4NT

Description: Demolition of existing bungalow and erection of replacement two storey dwelling with modified access drive and construction of replacement front boundary wall and gates up to 1.55 metres in height.

Deadline: 12th November

Application number: 21/0942

Case Officer: Ruth Thow

Location: Unit K5, Snowdon Road, Lytham St Annes, FY8 3DP

Description: Change of use from offices (use class E G)I) to Doggy Day Care Centre (use class sui generis).

Deadline: 17th November

Application number: 21/0951

Case Officer: Alan Pinder

Location: 1a Links Gate, Lytham St Annes, FY8 3LF

Description: Two storey and first floor extensions to side and rear of dwelling.

Deadline: 14th November

Application number: 21/0952

Case Officer: Beth Winstanley

Location: 21 Drake Close, Lytham St Annes, FY8 2EX

Description: Single storey side and rear extension.

Deadline: 25th November

Application number: 21/0961

Case Officer: Ruth Thow

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

Description: Single storey front and rear extensions and two storey side extension.

Deadline: 28th November

Application number: 21/0967

Case Officer: Alan Pinder

Location: 102 North Promenade, Lytham St Annes, FY8 2QP

Description: Change of use of indoor swimming pool at rear of dwelling to a mixed private and commercial use to allow the provision of children's swimming school sessions.

Deadline: 29th November

Application number: 21/0973

Case Officer: Ruth Thow

Location: 174 Heeley Road, Lytham St Annes, FY8 2HR

Description: Two storey side extension to create additional retail floor space (use class E A)) at ground floor and one self-contained flat (use class C3) at first

floor including insertion of first floor window in front elevation and roof light in side roof slope of existing building and erection of bin store within front forecourt.

Deadline: 16th November

Application number: 21/0974

Case Officer: Ruth Thow

Location: 174 Heeley Road, Lytham St. Annes, FY8 2HR

Description: Advertisement consent for installation of one internally illuminated fascia sign to front elevation of building and erection of one internally illuminated freestanding totem sign within front forecourt.

Deadline: 19th November

Application number: 21/0975

Case Officer: Jennifer Simpson

Location: COASTAL DUNES, CLIFTON DRIVE NORTH, LYTHAM ST ANNES

Description: ADVERTISEMENT CONSENT FOR ERECTION OF ONE NON-ILLUMINATED, WALL-MOUNTED PANEL SIGN WITHIN PUBLIC OPEN SPACE TO SOUTHERN END OF DEVELOPMENT

Deadline: 1st December

Application number: 21/0989

Case Officer: Beth Winstanley

Location: 27 DAWSON ROAD, LYTHAM ST ANNES, FY8 3AJ

Description: SINGLE STOREY FRONT EXTENSION

Deadline: 23rd November

Application number: 21/0990

Case Officer: Beth Winstanley

Location: 31 LEACH LANE, LYTHAM ST ANNES, FY8 3AW

Description: CONVERSION AND ALTERATION OF DETACHED GARAGE TO PROVIDE EXTENDED LIVING ACCOMMODATION INCLUDING SINGLE STOREY LINK EXTENSION TO REAR AND SIDE OF DWELLING

Deadline: 26th November

Application number: 21/1000

Case Officer: Alan Pinder

Location: ABBEYFIELD HOUSE, 149 ST ANNES ROAD EAST, LYTHAM ST ANNES, FY8 3HW

Description: PARTIAL DEMOLITION OF FRONT BOUNDARY WALL AND FORMATION OF VEHICULAR ACCESS TO CLASSIFIED ROAD INCLUDING CREATION OF HARDSTANDING DRIVEWAY AND INSTALLATION OF GATES AND RAILINGS TO REAR OF DRIVEWAY

Deadline: 28th November

Application number: 21/1003

Case Officer: Andrew Stell

Location: WORSLEY DENE, DIVISION LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 5EA

Description: FORMATION OF ADDITIONAL VEHICULAR ACCESS TO DIVISION LANE INCLUDING CONSTRUCTION OF ASSOCIATED ENTRANCE GATES, DRIVEWAY AND NEW HEADWALL ACROSS WATERCOURSE - RESUBMISSION OF APPLICATION 20/0325

Deadline: 24th November

Application number: 21/1005

Case Officer: Jennifer Simpson

Location: BOOTHS, MAIN DRIVE, LYTHAM ST ANNES, FY8 3UT

Description: INSTALLATION OF TWO RAPID ELECTRIC VEHICLE CHARGING STATIONS WITHIN CAR PARK INCLUDING CONVERSION OF TWO PARKING SPACES TO ELECTRIC VEHICLE CHARGING BAYS AND ERECTION OF ASSOCIATED EQUIPMENT

Deadline: 25th November

Application number: 21/1008

Case Officer: Beth Winstanley

Location: 19 SANDRINGHAM ROAD, LYTHAM ST ANNES, FY8 1EZ

Description: PART SINGLE AND PART TWO STOREY REAR EXTENSIONS AND ALTERATIONS TO EXISTING OUTBUILDING INCLUDING PARTIAL DEMOLITION, ADDITION OF DUAL PITCHED ROOF AND INSERTION OF ADDITIONAL DOORS AND WINDOWS

Deadline: 29th November

Application number: 21/1018 – Retrospective Application

Case Officer: Beth Winstanley

Location: 15 DOVER ROAD, LYTHAM ST ANNES, FY8 3HN

Description: SINGLE STOREY REAR EXTENSION

Deadline: 6th December

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 21st December 2021 at 1.30pm.

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 (No Specific Observations)
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 (Split Decision)

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

Decision/Comments: NSO (No Specific Observations)

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

Decision/Comments: NSO (No Specific Observations)

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

Decision/Comments: NSO (No Specific Observations)

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

Decision/Comments: OBJ (Object)

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

Decision/Comments: OBS* (Observations plus *set paragraph)

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

Decision/Comments: OBS* (Observations plus *set paragraph)

*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

Decision/Comments: OBS* (Observations plus *set paragraph)

*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

Decision/Comments: OBS* (Observations plus *set paragraph)

*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

Decision/Comments: OBS* (Observations plus *set paragraph)

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

Decision/Comments: OBJ (Object)

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

Decision/Comments: OBS* (Observations plus *set paragraph)

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

Decision/Comments: OBS* (Observations plus *set paragraph)

*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