

# St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 23<sup>rd</sup> November 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 81/21 APOLOGIES FOR ABSENCE**

No apologies to report.

**PL 82/21 DECLARATIONS OF INTEREST**

No declarations of interest to report.

**PL 83/21 DISPENSATIONS REPORT**

No dispensations to report.

**PL 84/21 REPRESENTATIONS REPORT**

No representations to report.

**PL 85/21 MINUTES OF PREVIOUS MEETING**

The minutes of the previous meeting were agreed.

**PL 86/21 PLANNING APPLICATIONS: Fylde Borough Council (FBC)**

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

**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:** 16<sup>th</sup> November

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

Use of Brownfield site that has been overdue for development.

\*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: 21/0835**

**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:** 6<sup>th</sup> December

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

Falls outside Green Belt Land. 2.5m high container to be situated behind the tree line of adjoining properties. Providing no Objections received from residents of 3 or 5 Fieldway. Calder Close and Cottam Close are separated from the immediate boundary.

**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:** 18<sup>th</sup> November

**Comments/Decision:** NSO (No Specific Observations)  
Highways have no objection.

**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:** 25<sup>th</sup> November

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

**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:** 12<sup>th</sup> November

**Comments/Decision:** 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:** 21/0942

**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:** 17<sup>th</sup> November

**Comments/Decision:** 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.  
Shame the unit number is not K9.

**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:** 14<sup>th</sup> November

**Comments/Decision:** 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:** 21/0952

**Case Officer:** Beth Winstanley

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

**Description:** Single storey side and rear extension.

**Deadline:** 25<sup>th</sup> November

**Comments/Decision:** 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:** 21/0961

**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:** 28<sup>th</sup> November

**Comments/Decision:** 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:** 21/0967

**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:** 29<sup>th</sup> November

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

**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:** 16<sup>th</sup> November

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

Neighbouring resident's concern over insufficient gap between proposal and 89 Headroomgate Rd and if foundations are suitable. (Kate Eggleston-Wirtz).

Bin store doesn't seem to breach the Building Line on Headroomgate Rd. Should satisfy residents who have previously complained about cardboard waste.

\*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:** 21/0974

**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:** 19<sup>th</sup> November

**Comments/Decision:** OBJ (Object)

Comments to revised proposal copied below.

The removal of the proposed totem stand, 6m high and 2m wide on the kerb edge of Headroomgate Road is satisfactory.

However, the Application Form needs to be revised in accordance with this re-submission, and in addition to that, the Wall mounted fascia sign with Internally Illuminated Illuminance levels of 500 cd/m<sup>2</sup> is still considered to be excessive, when Morrison Supermarket / Nando's, has applied for advertising consent with Internally Illuminated Illuminance levels of only 200 cd/m<sup>2</sup>. The wall mounted / internally illuminated sign is objectively 2.5 times too bright?

Please see 21/0844 | 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 | MORRISON SUPERMARKETS PLC, AMY JOHNSON WAY, LYTHAM ST ANNES, BLACKPOOL, FY4 2AY.

Does the illuminated sign lighting output (500cd/m<sup>2</sup>) exceed any guidance level for the size (2.8m<sup>2</sup>) of sign in this mainly residential area? (Technical issue regarding correlation between luminosity, size and artwork colours)

.

**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:** 1<sup>st</sup> December

**Comments/Decision:** (NO DECISION)

No decision until the plans are a true reflection of the site they relate to. The plans require amendment. They refer to Coastal Dunes, Poulton-Le-Fylde.

**Application number:** 21/0989

**Case Officer:** Beth Winstanley

**Location:** 27 Dawson Road, Lytham St Annes, FY8 3AJ

**Description:** Single storey front extension

**Deadline:** 23<sup>rd</sup> November

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

Does not exceed the Building Line.

\*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:** 21/0990

**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:** 26<sup>th</sup> November

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

A precedent for this style of development was set by No 35 Leach Lane.

\*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:** 21/1000

**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:** 28<sup>th</sup> November

**Comments/Decision:** NSO (No Specific Observations)  
Conservation Area. Loss of part of original brick wall. Is this mitigated by permeable block paving and cars off the road? Other properties have used and followed similar designs.

**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:** 24<sup>th</sup> November

**Comments/Decision:** NSO (No Specific Observations)  
Green Belt Land. Having read the GB Impact assessment and Water Vole Survey, and note that the proposal includes: Grasscrete surfacing, removing debris to unblock the existing culvert, the landscaping plan and new hedge planting to mitigate the urbanising effect of an additional timber gate, we see no reason for refusal as the original submission.

**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:** 25<sup>th</sup> November

**Comments/Decision:** SUP (Support)  
This proposal will contribute towards the Green Aspirations of the Neighbourhood Plan and serve the changing needs of the community.

**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:** 29<sup>th</sup> November

**Comments/Decision:** 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: 21/1018 – Retrospective Application**

**Case Officer:** Beth Winstanley

**Location:** 15 Dover Road, Lytham St Annes, FY8 3HN

**Description:** Single storey rear extension.

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

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

1. An existing planning permission is in place 20/0607, the retrospective application 21/1018 far exceeds the roof line in the existing permission
  2. External high level rain goods/hoppers are not shown in original plan.
  3. Materials and colour have changed from the original plans from Grey to White.
- \*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 87/21**

**REPRESENTATIONS**

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

**PL 88/21**

**DATE AND TIME OF NEXT MEETING**

The next meeting will be held on 21<sup>st</sup> December 2021 at 1.30pm.

Signed .....

Chairman

Date: 21<sup>st</sup> December 2021