

St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 2nd August 2022 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), G Harrison, J Harrison, Jacques

Officers: D Treece-Birch Town Enterprise & Promotions Officer

Members of the public/press: 0

PL 57/22 APOLOGIES FOR ABSENCE

No apologies to report.

PL 58/22 DECLARATIONS OF INTEREST

Cllr G Harrison expressed a personal declaration for application 22/0539.

PL 59/22 DISPENSATIONS REPORT

No dispensations to report.

PL 60/22 REPRESENTATIONS REPORT

No representations to report.

PL 61/22 MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting were agreed.

PL 62/22 PLANNING APPLICATIONS: Fylde Borough Council (FBC)

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

Application number: 22/0399

Case Officer: Andrew Stell

Location: Common Edge Road Sports Pitches Common Edge Road Lytham St Annes Lancashire

Proposal: Erection of fencing between 1.2 metres and 2.4 metres in height to northern perimeter of grass sports pitches flanking access road and to enclose refuse area.

Deadline: 3rd August

Decision/Comments: SUP (Support)

See Covering Letter. Proposal is in keeping with Neighbourhood Plan Policy E6. Permitted development rights allow fencing up to 1m in height adjacent to a highway and 2m in height elsewhere. Due to the height and positioning of the proposed fencing, a planning application to approve their installation is considered necessary. The fencing proposed is functional and suitable for its purpose in providing safety and security to the newly constructed facilities on site. The fencing will ensure that informal use of the facilities cannot take place outside

of their hours of use whilst also preventing conflict between pitch users and vehicles. The specification of fencing is appropriate for its location, enabling open views across the area.

Application number: 22/0473

Case Officer: Jennifer Simpson

Location: Porritt House 13 St Thomas Road Lytham St Annes Lancashire FY8 1JL

Proposal: Minor material amendment to planning permission 20/0931 for:
1) addition of second floor lift shaft to two storey rear extension; and
2) enlargement of roof space and addition of dormer to northeast facing side elevation.

Deadline: 5th August

Decision/Comment: 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: 22/0515

Case Officer: Beth Winstanley

Location: 23 KILNHOUSE LANE LYTHAM ST ANNES LANCASHIRE FY8 3AB

Proposal: Demolition of existing rear extension and construction of new single storey rear extension.

Deadline: 8th August

Decision/Comment: 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: 22/0539

Case Officer: Beth Winstanley

Location: 21 Allenby Road Lytham St Annes Lancashire FY8 2DL

Proposal: Demolition of existing detached garage and erection of single storey side and rear extension to dwelling.

Deadline: 3rd August

Decision/Comment: 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: 22/0543

Case Officer: Jennifer Simpson

Location: 31 Elmhurst Road Lytham St Annes Lancashire FY8 3JH

Proposal: Demolition of existing conservatory, erection of single storey rear extension to dwelling and single storey extension to front of existing garage.

Deadline: 3rd August

Decision/Comment: 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: 22/0546

Case Officer: Jennifer Simpson

Location: 40 St Annes Road East Lytham St Annes Lancashire FY8 1UR

Proposal: Change of use of building from two self-contained apartments to a single dwellinghouse (use Class C3).

Deadline: 3rd August

Decision/Comment: NSO (No Specific Observations)

Conservation Area.

Application number: 22/0560

Case Officer: Beth Winstanley

Location: 15 Lindsay Avenue Lytham St Annes Lancashire FY8 3LN

Proposal: Single storey side and rear extension.

Deadline: 9th August

Decision/Comment: SPLIT – OBJ* (Split view plus *set paragraph)

No Objection to the rear extension however the proposed side extension to the front elevation aspect, being flat roofed, gives rise to a terracing effect, within the street scene of semi-detached properties therefore it is not in keeping with neighbouring properties and is detrimental to the street scene. This is contrary to

the principles in Neighbourhood Plan Design Guide.

*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: 22/0565

Case Officer: Jennifer Simpson

Location: 170 St Leonards Road East Lytham St Annes Lancashire FY8 2HL

Proposal: Single storey rear conservatory extension.

Deadline: 10th August

Decision/Comment: 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: 22/0572

Case Officer: Beth Winstanley

Location: 116 Mayfield Road Lytham St Annes Lancashire FY8 2DS

Proposal: Single storey conservatory to rear.

Deadline: 11th August

Decision/Comment: 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: 22/0576

Case Officer: Alan Pinder

Location: 302 Clifton Drive South Lytham St Annes Lancashire FY8 1LH

Proposal: Change of use of upper floors of building from first floor offices and second floor apartment to 2 two-bed apartments including formation of first floor roof terrace with glazed balustrade to front elevation.

Deadline: 15th August

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

Town Centre Conservation Area. See Heritage Statement. No negative impact on Conservation Area. Will contribute to the Housing Supply.

*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 63/22 REPRESENTATIONS

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

PL 64/22 DATE AND TIME OF NEXT MEETING

The next meeting will be held on 16th August 2022 at 1.30pm.

Signed

Chairman

Date: 16th August 2022