St. Anne's on the Sea Town Council

Minutes of the Planning Committee held on 14th October 2025
West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Planning applications discussed and comments determined.

Consultees Present: Councillors G Harrison, C Lanyon, F Thompson

Admin Officer: D Treece-Birch & K Mion-Bouman

Members of the public/press: 0

PL 73/25 APOLOGIES FOR ABSENCE
Cllr. D O'Rourke (CH) and Cllr. A Hall gave apologies.

PL 74/25 DECLARATIONS OF INTEREST
Cllr. G Harrison declared a personal interest for application 23/0082
Cllr. C Lanyon declared a personal interest for application 25/0544
Neither declaration disqualified Councillors from the vote.

PL 75/25 DISPENSATIONS REPORT
No dispensations to report.

PL 76/25 REPRESENTATIONS REPORT
No representations to report.

PL 77/25 MINUTES OF PREVIOUS MEETING
The minutes of the previous meeting were agreed.

PL 78/25 PLANNING APPLICATIONS: Fylde Borough Council (FBC)
That the following comments be forwarded to Fylde Borough Council on the applications received:

It is noted also that the committee acknowledges and understands the changes to Fylde Plannings procedures for online portal consultation responses.

Application:	**23/0082 - Amended Plans**
Location:	Promenade Sea Wall Defence from Denford Road to St Annes Pier South Promenade Lytham St Annes
Proposal:	Demolition of existing sea wall, revetment and miniature railway shed, and replacement with new coastal protection scheme consisting of a stepped revetment, including public realm improvements to promenade, construction of temporary compound areas at Fairhaven road car park/ the island car park, temporary infill of lake for use as temporary car park/ temporary relocation of beach huts/ temporary compound area, temporary storage containers and tunnel for miniature railway, the siting of 45 beach huts, replacement rail tunnel and engine shed and reconfiguration of pleasure island car park.
Case Officer:	Rob Buffham
Deadline:	29 October 2025

Link:	https://pa.fylde.gov.uk/Planning/Display/23/0082?cuuid=F79E0DF1-3A6F-4D66-8F2F-20B84FED1238
Decision:	**Support**
Comments:	Meets fully with aspirations of Neighbourhood Plan including renewing sea wall defenses. Important project to protect the Town, now and in future. Happy to see all amenities including mini railway, beach huts etc are considered within the application. See Heritage Statement - Only temp impacts to listed buildings within Promenade Gardens. (Registered Park and Garden).
Application:	**25/0432**
Location:	16-20 Park Road Lytham St Annes Lancashire FY8 1QX
Proposal:	Removal of all existing first and second floor upvc windows to park road and wood street elevations of buildings and replacement with white hardwood timber windows in a combination of fixed and top opening profiles
Case Officer:	Matthew Taylor
Deadline:	21 October 2025
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0432?cuuid=63C78E2C-6DD7-4B58-9F9A-3E6FCA92AE60
Decision:	**NSO (No Specific Observation)**
Comments:	Conservation Area. Prominent Town Centre location (Previously Refused 24/0704).
Application:	**25/0479**
Location:	515A Clifton Drive North Lytham St Annes Lancashire FY8 2QX
Proposal:	Single storey front extension
Case Officer:	Ethan Ellison
Deadline:	15 October 2025
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0479?cuuid=02563C05-3BE4-42FD-812D-E6393548FF40
Decision:	**OBS* (Observations)**
Comments:	**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, and to meet with the aspirations for quality living accommodation of the Neighbourhood Plan Design Guide by maximising the opportunity for natural light and ventilation.*
Application:	**25/0496**
Location:	30 Anchor Way Lytham St Annes Lancashire FY8 2TG
Proposal:	Two/single storey side extension and formation of driveway within front garden
Case Officer:	Beth Winstanley
Deadline:	28 October 2025.
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0496?cuuid=ABD3B124-5372-43BF-8BE0-39505795C6A5
Decision:	**OBS* (Observations)**
Comments:	**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, and to meet with the aspirations for quality living accommodation of the Neighbourhood Plan Design Guide by maximising the opportunity for natural light and ventilation.
Application:	**25/0511**
Location:	21-23 Park Road Lytham St Annes Lancashire FY8 1PW
Proposal:	Rendering of external walls to rear and side elevations of building
Case Officer:	Ethan Ellison
Deadline:	21 October 2025.
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0511?cuuid=C20D47C4-8CED-45E3-A6B4-0995C536B635
Decision:	**NSO (No Specific Observation)**
Comments:	Conservation Area extends to number 11 Park Road; therefore, this application is just outside of the Conservation Area.
Application:	**25/0531**
Location:	Rathmore Rest Home 3-5 St Annes Road East Lytham St Annes Lancashire FY8 1TA
Proposal:	Single storey rear extension to basement with roof terrace balcony above including insertion of ground floor patio doors to rear elevation and blocking up of side facing windows in rear outrigger at first and second floor levels
Case Officer:	Alex Sunderland-Bragg
Deadline:	15 October 2025
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0531?cuuid=8C805304-1651-4545-A2B8-D580276DC604
Decision:	**OBS* (Observations)**
Comments:	**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, and to meet with the aspirations for quality living accommodation of the Neighbourhood Plan Design Guide by maximising the opportunity for natural light and ventilation.*
Application:	**25/0540**
Location:	446 Clifton Drive North Lytham St Annes Lancashire FY8 2PP
Proposal:	Replacement of bow window on front of dwelling with protruding bay window
Case Officer:	Ethan Ellison
Deadline:	17 October 2025
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0540?cuuid=BC9EE4B8-9F37-403D-9579-9354AFDF429B
Decision:	**OBS* (Observations)**
Comments:	**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, and to meet with the aspirations for quality living accommodation of the Neighbourhood Plan Design Guide by maximising the opportunity for natural light and ventilation.*
Application:	**25/0543**
Location:	112 Headroomgate Road Lytham St Annes Lancashire FY8 3BG

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Proposal:	Single storey rear extension following demolition of existing conservatory
Case Officer:	Ethan Ellison
Deadline:	27 October 2025
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0543?cuuid=4854F1BD-8B72-4A43-90B2-58C74FB8FEDE
Decision:	**OBS* (Observations)**
Comments:	**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, and to meet with the aspirations for quality living accommodation of the Neighbourhood Plan Design Guide by maximising the opportunity for natural light and ventilation.*
Application:	**25/0544**
Location:	Gresford Nurseries Division Lane Lytham St Annes Lancashire FY4 5EA
Proposal:	Erection of detached, single storey stable block and formation of sand paddock enclosed by 1.25 metre high perimeter fencing within rear garden
Case Officer:	Beth Winstanley
Deadline:	23 October 2025
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0544?cuuid=CA003F42-2C98-46C7-B1D8-AD031DDC3372
Decision:	**OBS* (Observations)**
Comments:	**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, and to meet with the aspirations for quality living accommodation of the Neighbourhood Plan Design Guide by maximising the opportunity for natural light and ventilation.*
Application:	**25/0552**
Location:	6 Harwood Avenue Lytham St Annes Lancashire FY8 2HJ
Proposal:	Conversion of existing garage/workshop to side and rear of dwelling to residential annex including replacement of lean-to roof with flat roof, cladding of external walls in render and insertion of new windows and doors
Case Officer:	Ethan Ellison
Deadline:	21 October 2025
Link:	https://pa.fylde.gov.uk/Planning/Display/25/0552?cuuid=877FE1B0-2D13-4563-AA55-C572D9C3EA40
Decision:	**OBS* (Observations)**
Comments:	**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, and to meet with the aspirations for quality living accommodation of the Neighbourhood Plan Design Guide by maximising the opportunity for natural light and ventilation.*

PL 79/25 **REPRESENTATIONS**

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

PL 80/25 **DATE AND TIME OF NEXT MEETING**

The next meeting will be held on 18th November 2025 at 4.30pm.

Signed
Chairman …….

Date: 18th November 2025