

**Stage 7d : Overcoming Constraints**

**Appendix 3**

<b>6 - 10 Years</b>				
<b>Site Number</b>	<b>Site Location</b>	<b>Constraint</b>	<b>Action Needed to Remove</b>	<b>Who is Responsible</b>
SA05	Land rear of 3-17 Heyhouses Lane St Annes.	Land is in multiple ownership.	Landowners need to be approached to see if they are prepared to sell.	This would be a developer led initiative. FBC to write to Kensington Developments after the result of the Queensway judicial review is known.
SA09	Depot, St Davids Road North, St Annes.	5/09/502 Outline planning permission Granted 20.10.10. S.106 Agreement signed 30.09.11	Council owned site	Fylde Borough Council.
SA10	Former VW Garage, Heeley Road, St Annes	5/08/92 Outline planning permission Granted 30.07.08. Subject to S.106 Agreement which has yet to be signed	S.106 Agreement needs to be signed.	Developer
SA12	Town Hall, Promenade, St Annes.	5/08/598 Granted permission 24.09.08 & S.106 Agreement signed 13.10.08 for conversion of 1st & 2nd floors to apartments. Permission now expired. New application 5/11/257 Granted permission 15.06.11 for extension & alterations to provide accommodation for majority of staff on one site	Council owned site.	Fylde Borough Council.
SA13	Public Offices, Clifton Drive South, St Annes.	5/10/681 Granted permission 13.04.11 for 14 residential apartments & A2/A3 use. Referred to Secretary of State due to partial demolition of Listed Building	Council owned site.	Fylde Borough Council.

SA23	Land adj. Links Grange, Greenways, St Annes.	No current planning permission. An application for residential flats was refused because of the previous oversupply situation.	Council could approach landowner to advise that the situation has changed with a view to progressing a new application.	Landowner/Developer. Council could take the initiative and invite discussions.
SA39	Former Kwik Save, St Davids Road South, St Annes.	5/11/269 Outline planning permission Granted 15.02.12. Subject to S.106 Agreement which has yet to be signed. Previous permission not issued as S.106 Agreement not completed.	S.106 Agreement needs to be signed.	Landowner/Developer
SA43	60 & 62 North Promenade, St Annes	Previous application withdrawn. Planning permission Granted for residential care home 10.03.10. S.106 Agreement signed 22.06.11.		Landowner/Developer
SA46	157 & 159 Inner Promenade, St Annes	No current planning permission. An application for residential flats was refused in 2003 predominantly due to the previous oversupply situation.	Council could approach landowner to advise that the situation has changed with a view to progressing a new application.	Landowner/Developer. Council could take the initiative and invite discussions.
SA57	7 Links Gate, St Annes.	5/08/828 Granted permission 18.03.09. Subject to S.106 Agreement which has yet to be signed.	Development delay may be linked to the type of development approved and the recession. No immediate action needs to be taken.	Landowner/Developer.
SA70	Newfield House, 5 Fleet Street, St Annes	Site nominated in previous 'call for sites'. No planning application received to date.	Council could approach landowner to determine whether they have any development intentions.	Newfield Jones Homes
SA76	Lytham St Annes Delivery Office, 270 Clifton Drive South, St Annes	Site nominated by Royal Mail Property Group as possibly surplus to requirements in 5 years.		Royal Mail Property Group

LY20	Former Guardian Building, Ballam Road, Lytham.	5/05/210 Planning permission refused, but allowed on appeal 29.01.07. New applications 5/10/428 & 5/11/803 with lower densities submitted, but no decision as of 31.03.12.	There is some doubt as to whether the granted planning permission will be implemented. Await decision on new applications.	Landowner/Developer.
LY30	Land adj Land Registry, Preston Road, Lytham (Lytham Quays Phase 1).	No current planning permission.	Recent planning application withdrawn	Landowner/Developer.
LY35	Ashtons Nursery, Mythop Road, Lytham.	5/07/1264 Granted permission 18.03.09. Subject to S.106 Agreement which has yet to be signed.	Development delay may be linked to the type of development approved and the recession. No immediate action needs to be taken.	Landowner/Developer.
FR05	Land off Ruskin Road, Freckleton	5/11/838 Outline planning application submitted, but no decision as of 31.03.12	Await decision on current planning application	Landowner/Developer
FR18	Land rear of Wild Goose House, Goe Lane, Freckleton	5/11/657 Granted permission 09.11.11. Subject to S.106 Agreement which has yet to be signed.	S.106 Agreement needs to be signed.	Landowner/Developer
FR22	Land at Strike Farm, Strike Lane, Freckleton	5/10/778 Outline planning permission Granted 16.02.11. S.106 Agreement signed 04.10.11	Await submission of reserved matters application	Landowner/Developer
WA10	4 Lytham Road, Warton.	Former car/HGV repair use. Derelict buildings. No planning permission.	Council could approach landowner to open discussions Part of the site refused planning permission for retail development at appeal.	Landowner
KI03	Land adj. 2 Coronation Road, Kirkham.	Land in private curtilage. No planning permission.	Council could approach landowner to determine whether they have any development intentions.	Landowner.

KI13	4 Dowbridge, Kirkham	No planning permission.	Council could approach landowner to determine whether they have any development intentions.	Landowner.
WS01	Council Offices, Derby Road, Wesham	5/09/670 Outline planning permission Granted 10.02.10 for residential care home. S.106 Agreement signed 10.05.11.	Await submission of reserved matters application.	Fylde Borough Council.
CL04	Land North of 43 Stanagate, Clifton	5/06/191 Granted permission 20.12.06. Subject to S.106 Agreement which has not been signed. New planning application 5/09/765 withdrawn by applicant		Landowner/Developer.
EL05	Industrial Park, High Street, Elswick.	5/08/829 Granted permission 19.11.08. Subject to S.106 agreement which has yet to be signed. Site is up for sale.	S.106 Agreement needs to be signed.	Landowner/Developer.
BP02	Council Car Park and airport parking site, rear 11-63 Westgate Road, St Annes.	5/08/992 Outline planning permission refused, but allowed on Appeal 03.08.09	Await submission of reserved matters/full planning application	Blackpool Borough Council and Airport.
BP03	Pontins Holiday Centre, Clifton Drive North, St Annes.	Outline planning applications 5/08/1049 & 5/10/877 (Phase 2) submitted, but no decision as of 31.03.12	Await decision on current planning applications	Landowner/Developer.
<b>11-15 Years</b>				
SA11	Beach Car Park, Clifton Drive North, St Annes.	No planning permission.	Council owned site. Outline planning applications withdrawn.	Fylde Borough Council.
SA80	St Annes YMCA, St Albans Road, St Annes	YMCA sports centre. No planning permission.		YMCA
SA82	Victoria Hotel, Church Road, St Annes	5/10/850 refused planning permission 14.12.11. Appeal pending.	Await outcome of appeal	Landowner/Developer.

SA87	Kingsway Garage, Kingsway, St Annes	Outline planning application 5/11/667 submitted, but no decision as of 31.03.12.	Await decision on current application	Landowner/Developer.
LY32	Stanways Car Showroom, Preston Road, Lytham.	Outline planning application 5/11/685 submitted, but no decision as of 31.03.12. Previous application withdrawn.	Await decision on current application	Landowner/Developer.
LY37	25 & 27 Seafield Road & 24 West Beach, Lytham	No planning permission. Site including 3 detached bungalows refused permission for flats in 2003 predominantly due to the previous oversupply situation.	Council could approach landowner to advise that the situation has changed with a view to progressing a new application.	Landowner/Developer. Council could take the initiative and invite discussions.
FR32	Land adj. Ravold House Farm, Brades Lane, Freckleton	No planning permission.	Previous application for single dwelling refused permission.	Landowner
WA08	Land rear of 35-47 Lytham Road, Warton.	Site used for vehicle repairs. Multiple ownership. Does not yet have planning permission.	Planning application submitted for local food store - no decision as of 31.03.12	Landowner/Developer.
WA24	Land adj. to & rear of 9-25 Lytham Road, Warton	Only 25, 27 & 29 Lytham Road & land south of the properties in BAe ownership. Includes part of retail site refused planning permission & dismissed on Appeal. No residential planning permission.	Highly likely site would only be delivered as part of a larger development linked to WA15.	BAe/Landowners

KI01	Sunnybank Mill, Best Street, Kirkham	Largely redundant industrial buildings within a residential/mixed area. Planning permission granted for residential development in 2005 subject to S.106 Agreement which has not been signed.	S.106 Agreement needs to be signed.	Landowner/Developer.
KI08	Land adj. to & rear of 7 Gleneagles Court, Kirkham	Private garden area. No planning permission.		Landowner
K123	48 Preston Street, Kirkham.	Land at Cube. Access could be problematical. No planning permission.	Issue of access needs to be revisited. If it can be resolved a planning application needs to be submitted.	Landowner/Developer.
KI35	Kirkham Rural Splash Swimming Pool, Station Road, Kirkham	Public swimming pool. Site nominated by YMCA. No planning permission.		Freehold: Fylde Coast YMCA
KI36	Conservative Club, Ribby Road, Kirkham	Conservative Club with bowling green to rear nominated in previous 'call for sites'. No planning permission.	Council could approach landowner to determine whether they have any development intentions.	Landowner
WS06	Pennine View, Weeton Road, Wesham	Recent application granted permission S.106 Agreement not completed so deemed as 'Finally Disposed of'. Previous application refused permission & dismissed on Appeal.		Landowner
WG02	Land rear of 2-8 McCall Close, Wrea Green	Private rear garden to Martindale & grassed area to side & rear of tennis courts. No planning permission.		Landowners

SI02	Land rear of Victoria Cottage, Station Road, Singleton	Garden area & outbuildings to existing dwelling. No planning permission.		Landowner
SI03	Land rear of 1 & 2 Station Road, Singleton	Traditional brick buildings in poor state of repair used by Singleton Trust for storage of trailer & building materials. No planning permission.	Council could approach landowner to determine whether they have any development intentions.	Singleton Trust