



Community Association for the Protection of Wrea Green

Together we are Stronger!

Update No 32
11 July – 7 August 2016

The next issue is due to be emailed on 9 September 2016

CAPOW

1.1 FBC Email Address for Objection Letters

For general information the email address to which ANY objection letters must be sent is planning@fylde.gov.uk. All emails/letters should quote the application number and address of the application. FBC Planning has requested that this note appears for on-going information.

1.2 If you have any queries with this Update to do hesitate to contact me, preferably on jt4444@blueyonder.co.uk as CAPOW14 is not particularly user friendly and is used mainly for bulk output.

1.3 In the next 4 months or so, CAPOW will be looking for someone to take over as Chairman. If you have the time and inclination for this, please contact me on jt4444@blueyonder.co.uk. So far NO-ONE has come forward, come on residents it's time to try and protect Wrea Green!!!!

1.4 Police Matters.

- 1.4.1 Only one “regular update” has been received in the last 3 months, despite there being crimes in the Village. It would seem, therefore, that this procedure – from the Police end – is not working well!!!

1.5 General

- 1.5.1 This edition includes a lot of alterations from previous data, due to further information becoming available!

2 The Villa (No SHLAA reference as this is a Commercial Development)

- 2.1 We understand that the Villa have been required to take a number of corrective actions regarding that flooding on Moss Side Lane which comes from the Villa grounds. We have asked FBC Planning for an update on these matters but, as is all too frequent, got NONE. We have advised our Borough Councillor of the position (13 June).
- 2.2 On 22 July, I visited the Villa to see if there was any evidence of corrective action but merely identified 5 Condition breaches and a new unofficial car park on a field. Following an email to Andrew Stell, Development Manager at FBC, I understand that he has also visited the Villa earlier in the week and noted all matters which I had identified and is to take action (at least there is communication one way!).

3 Richmond Avenue – 54 properties (SHLAA reference WG17)

- 3.1 A review of the “planted ditch” situation was made on 26 June and we see no evidence of any action and perhaps even for the possibility of action when the ditch now forms part of the gardens for sold houses. This was raised with Andrew Stell on 27 June. This issue has since also been raised by a resident and also by the Chairman of the Parish Council as more information has since come to light. A site review was undertaken during the week commencing 17 July by FBC and we await confirmation that planted ditch will be completed in full and WHEN.
- 3.2 Please continue to report any issues arising to CAPOW. We can only take up issues on your behalf if we have been made aware of them. Joy Bucklow is the local CAPOW representative (2 Westbourne Avenue) although these can be sent to jt4444@blueyonder.co.uk.

4 Land East of Willow Drive Reserved Matters(Part of SHLAA reference WG14) Application 16/0280

- 4.1 A further application was submitted during week ending 8 July regarding the demolition of 15 Willow Drive. This is application 16/0506. The date for demolition is 22 August, but provided Natural England licence to remove the bats can be obtained by then. We have raised a few issues with the proposals to ensure the protection of close neighbours but clearly cannot object. We have suggested that this application is NOT approved until after 16/0280 and 16/0431 have been **fully** approved. We have objections to the content of BOTH those applications in order to protect local residents and to match the draft Neighbourhood Plan/FBC Housing Needs survey (2012).
- 4.2 This application was due before the DMC on 27 July but has been deferred due to Story Homes failure to respond to resident concerns – see you DO count, well sometimes!!! This application is now due for 7 September DMC.

5. Revised Application 54 Bryning Lane 16/0156 (SHLAA reference WG 20)

- 5.1 Appearance of this application before the DMC had been deferred for 4 weeks to 27 July. Again this does not appear on the July Agenda so the earliest it is proposed according to the current status is 7 September.

6. Proposals for 8 Bungalows behind 91 Ribby Road 16/0227 (No SHLAA reference)

- 6.1 This application replaced those deferred and was recommended for allocation to delegated authority (ie FBC Planning to make a decision NOT the DMC). As this application supports the Village needs (in fact I understand that there have been 3 inquiries for these properties already) CAPOW spoke in support of this application, albeit they are in the Area of Separation and recognize that LCC Flood Risk requirements need to be met fully and have no doubt that this will be the situation. The outline plan was approved unanimously by the DMC on 27 July. If considered necessary, conditions will be applied to ensure these properties remain as true bungalows.

7 New forthcoming Application – Moss Side Lane (SHLAA Reference 15a)

- 7.1 The Parish Council has been supplied with an outline plan produced by MacTaggart & Mickel for 51 properties to be constructed in the field off Moss Side Lane, closest to the Green.

Fortunately many of the reasons for the refusal of the previous application at Appeal still remain and will HAVE to be considered by FBC.

- 7.2 M&M held a quite poor presentation of their proposals, at VERY short notice, at the Tute on 26 July. We have since returned the Colliers questionnaire raising many issues, including variances within the 4 posters used to demonstrate the proposals.

8 Flooding

- 8.1 LCC Highways advised our Borough Councillor (Frank Andrews), via Mark Menzies, that their own investigative/corrective actions are yet incomplete. One of the future actions is to ensure regular maintenance – which is yet to be proven and has never occurred in the past, so don't hold your breath!!!
- 8.2 We still have concerns that the torrents of surface water along Ribby Road, released by clearing the various obstacles in the pipes, will result in the pipe under the new road at Ricksby Grange (North View Farm) proving to be inadequate for purpose and already needing replacement. If it is replaced, then flooding in Vicarage Close may ensue, due to the piecemeal investigations/corrective activity. The inadequate connection between Ribby Road and Willow Drive is advised to be along the Public Footpath off Ribby Road. Those areas requiring action on or under Ribby Road are receiving attention first so that subsequent actions will not affect the Ribby Road resurfacing which was due from 12 September to 14 October, when Ribby Road will be part closed/closed, but a delay will occur due to the need to obtain a part. The part needed to resolve the roadworks is anticipated to take 22 weeks from inception.

9 FBC's 5 year Housing Supply

- 9.1 Para 10.19 of the publication version of the Local Plan NOW puts the backlog of development over the Plan period (ie to 2032). As a result the housing land supply of the required 5 years (as calculated using the same FBC criteria by CPRE) is now 6.3 years. However, this Local Plan has yet to go through official scrutiny and approval.
- 9.2 At the 27 July DMC, the question of the 6.3 year supply was tested. However 95 houses were approved in Dowbridge based on a 4.8 year supply. Urgent action is now being sought to clarify the position with the two different methods of calculation and which is FBC policy. There is an FBC minute of 15 June 2016 confirming that Chapter 10 of the Emerging Local Plan is to be used by the DMC with IMMEDIATE effect and of course this includes para 10.19. However this appears not to be the method of application by the DMC. The legal opinion is that the DMC may

take notice (or not) of the minute as they see fit. However as the Local Plan gets closer to implementation the more the likelihood of the application of the minute being applied, although it is difficult to see why that minute was approved unless it was intended to be used immediately – as it says!

10 Other Matters

- 10.1 We understand that it is now unlikely that Ribby Road will be re-surfaced in September/October as there is a part awaited for the pipes in the hole which has existed for 4-6 weeks already. The lead-in time for this part is 22 weeks and the road will not be re-surfaced until the hole can be refilled. Our County Councillor, Paul Rigby, has suggested to LCC Highways that steel plates should be placed over the hole and the traffic lights removed in the interval until the repairs can be made properly.
- 10.2 Very loud music was generated by a lengthy party within the Village on Saturday night of 23 July and went on until at least 03.30. Action is being taken by FBC Environmental Services to prevent a recurrence, following numerous complaints. Those affected will know where this came from and we do not intend including ANY details here! CAPOW only became involved as part of our “protection of Wrea Green” over-riding principles. Certainly we do not want to spoil fun had by others, but consideration for elongated noise pollution to neighbours, some with younger children, is particularly important. The Chairman of the Parish Council and our Borough Councillor were both involved in seeking corrective action.

Summary of Outstanding/Ongoing Matters

At DMC level –

- 16/0156 54 Bryning Lane (Date before the DMC deferred again).
- 16/0227 91 Ribby Road (date before the DMC 27 July with a recommendation to give delegated authority)
- 16/0280 Reserved Matters Application Land East of Willow Drive – deferred because Story Homes have not addressed resident concerns.

Awaited/Expected –

Application by MacTaggart & Mickel for 51 houses on the field at the top of Moss Side Lane. This should now be out-with housing requirements and should be refused if it comes forward. M&M held a very brief presentation of their proposals at the Tute on 26 July.

Other Issues –

Following an update review on 22 July it is clear that the existing breaches of Conditions had not been rectified at the Villa and there is a new one. We will continue to monitor corrective activity.

Monitoring of Construction Plan/Conditions and other matters at Richmond Avenue and North View Farm (on-going).

John Rowson

Chairman of the Community Association for the Protection of Wrea Green
7 August 2016