



Community Association for the Protection of Wrea Green

Together we are Stronger!

Update No 35
10 October – 6 November 2016

The next issue is due to be emailed on 4 December 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 I “took on” CAPOW for a 6 month trial period from October 2013, after SWAG was closed earlier in that year. That was over 3 years ago! In the next month or so, CAPOW are looking for someone to take over from me as Chairman and also from Eric Murphy as Deputy Chairman. Come on folks, it is YOUR Village, STEP UP! Please contact me on jt4444@blueyonder.co.uk.

In addition, I would ask that CAPOW related telephone calls to my home phone are limited to those which are either REALLY urgent or kept between 7pm and 8pm – and on weekdays. I prefer the use of email as it maintains a record of what was said and can be dealt with as time permits. I cannot/will not be “on call” for up to 14 hours a day 7 days a week!

- 1.4 CAPOW decided to affiliate with CoVoP (Community Voice on Planning), which was identified by a CAPOW Executive Member (thanks Sally A!), and which has about 90 similar UK-wide Groups affiliated. I must admit that CoVoP has only been in existence for 2 years, and with our 6 years SWAG/CAPOW experience, I would hope we have the expertise that we need, but it might give us more clout.

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

- 2.1 FBC Planning advises that corrective action on Condition breaches is still outstanding (9 October) but is due for action “shortly” now that FBC Planning staff shortages have been resolved. It is also reported that Enforcement is to be strengthened by some technical changes.

3 Richmond Avenue – 54 properties (SHLAA reference WG17)

- 3.1 On 9 October we were advised that the ditch has now been constructed and will be planted in November 2016. We shall see, as we’ve had these promises before!
- 3.2 The site is due for completion this year (per Sales Staff in March) and when the final matters such as the ditch planting and road/pavement reinstatement and checks on the services have been completed, we will cease monitoring this site unless advised of specific issues related to the construction.

4 Land East of Willow Drive Reserved Matters(Part of SHLAA reference WG14) Applications 16/0431 & 16/0818

- 4.1 Application 16/0431 covers the construction plan, traffic calming measures and the zebra crossing and remains outstanding. This is likely to be handled under delegated authority without coming before the DMC. Both the PC and CAPOW sent Objection letters to 16/0431, as it was submitted. Some work is due to start in early November, but the Appeal Inspector’s Condition requirements have not yet been met. We are concerned that the site “start” times are 7.30am (Monday to Friday) which is not acceptable in an area where most of the residents are retired and some are unwell. All matters have been raised with the Development Manager of FBC, who has since reminded Story Homes of the requirements. We await a revised Construction Plan.

- 4.2 15 Willow Drive was due to be demolished on 7 November but has been delayed again due to the discovery of asbestos, which will take about 2 weeks to clear. Initially 15 Willow Drive was to be demolished on 22 August but the need to obtain the “forgotten” Natural England licence for the bats to be relocated stopped this work, after CAPOW pointed out this matter to FBC Planning.
- 4.3 Application 16/0818 relates to the proposed advertising (flags and hoardings) at the site entrance. We have objected to these as they are in the middle of a residential area and noise (flagpole rigging) and visual issues are problems locally. This is required to be approved prior to the commencement of any work.
- 4.4 Story Homes arranged external structural surveys for the houses immediately adjacent to that to be removed (ie 11 and 17 Willow Drive, there being no 13). Presumably this is because of concerns about what might happen!!!!
- 4.5 Story Homes have pledged to endeavour to be “as neighbour friendly as we can” and minimise disruption during building (however see 4.6 below). Let’s hope Story Homes and their subcontractors stick with this! We do know that Story Homes are aware of the significant problems existing residents had with Wain Homes on the Richmond Site, as this was discussed during their initial consultation. Even at that time, Story Homes said they are responsible developers. This was reiterated in their letter of 21 October 2016 regarding the external structural surveys and in a later general letter to local residents (including myself) dated 26 October. Initial contacts with the Site Manager have been satisfactory and we hope this continues.
- 4.6 Story Homes advise that both the footpath and roadway in Willow Drive will need to be dug up. They do not explain the extent of this excavation but my discussion with their surveyors some months ago indicated that Utility Services would have to be upgraded JUST to service the development site. Additionally Story Homes advise that Ribby Road will, YET AGAIN, need to be dug up, presumably for the same reason. We (CAPOW) did warn LCC Highways of this matter prior to the re-surfacing but they seemed unconcerned and went ahead anyway!

Story Homes have requested that Willow Drive is kept clear of parked vehicles (as far as possible) for the duration of the development – some 4/5 years!!!! There is little chance of that, even for one day, based on our experience! Of course there is no consideration for the subsequent effects of the significant extra traffic on Willow Drive and the problems with on-road parking, mainly by non-Willow Drive residents, will cause in the even

longer term. CAPOW did, however, warn about this being an issue at the Planning Inquiry, both during construction and post-construction but were duly ignored! Additionally, we are unsure which residents will have received Story Homes' letter which covers this request.

5. 54 Bryning Lane (SHLAA Reference WG 20)

- 5.1 We had expected this application to be on the agenda for the October 2016 DMC (12 October), but it was not, due to outstanding matters. We understand that those outstanding matters were not resolved for the November DMC so the first appearance possible will be at the December DMC. However, there are likely to be revised plans for this application, according to FBC Planning (21 October) and these will be open to public consultation. A number of revised documents were posted on the FBC website on 31 October, which reduces the number of dwellings from 43 to 36 but still well in excess of the 25 approved at Appeal. A revised CAPOW Objection letter was submitted on 3 November. This now covers the original objections (amended), the objections to the first amended plans in August and to the latest submitted plans but mainly covering the initial concerns which have not been addressed.
- 5.2 There is already an obstructive parking problem in this area and problems for local residents have now been compounded by further foul sewer blockages of late.

6 Application 16/0619 – Moss Side Lane (SHLAA Reference 15a)

- 6.1 A number of trees along Moss Side Lane, in the north of this site are to be protected. Residents noticed that Agents of the applicants were undertaking a review of these trees subject to this Preservation Order. At least one resident has sent a letter to the FBC Tree Preservation Officer regarding this matter as there is concern these trees MIGHT be removed by developers to gain access to the site. The application was possibly to come before the DMC in November. However judging by the absence of responses from some Statutory Consultees, this seemed unlikely and it didn't appear on the schedule!!!

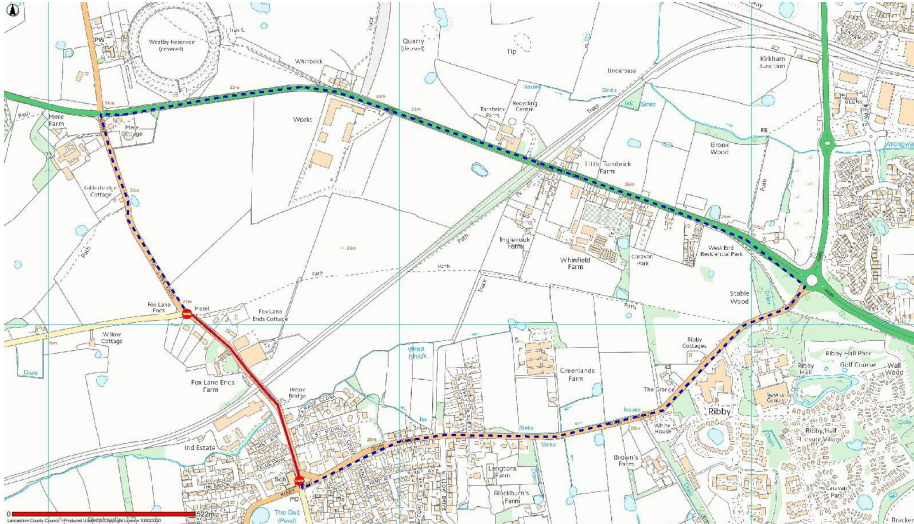
7 Flooding

- 7.1 No updated information, except the road works in Ribby Road have now been cleared, although the resurfacing of that part of Ribby Road is outstanding.

Other Matters

8.1 Reminder - Road Closure (see also Item 4.6 above)

Station Road from the roundabout outside the school to Fox Lane Ends will be closed for re-surfacing from 28 November to 23 December. The below map is that provided by LCC.



Summary of Outstanding/Ongoing Matters

At DMC level –

16/0156 54 Bryning Lane

16/0619 Re-application for 50 dwellings on land in Moss Side Lane

Awaited/Expected –

None known

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. An update from FBC Planning confirmed these matters still have to be addressed.

Application 16/0431 Construction Plan etc for the Willow Drive development, likely to be handled under delegated authority.

Monitoring of compliance with Construction Plan Conditions and other matters at Richmond Avenue and North View Farm (on-going). Once works begin on the recently approved Willow Drive application, then Compliance monitoring will commence there too.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green
6 November 2016