



Community Association for the
Protection of Wrea Green
Together we are Stronger!

A HAPPY NEW YEAR TO YOU ALL

Update No 37
5 December 2016 – 8 January 2017

The next issue is due to be emailed on 5 February 2017

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.

1.2 The end of 2016 saw two new major applications (see sections 7 and 8 below), although one has yet to be submitted. It also saw the recommendation to refuse the application at Moss Side Lane.

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). In the absence of an update, on 10 November we requested that FBC Planning provide this. No reply was received so we

presume that no action has been taken. An update was re-requested on 13 December and FBC Planning confirm that they are having some technical issues with the new system, so this remains outstanding.

3 Richmond Avenue – 54 properties (SHLAA reference WG17)

- 3.1 Regarding the planting of the ditch, some work has been done but it would appear it is not to the extent or standard originally proposed. On 1 December, CAPOW asked the Development Manager of FBC to review the position and confirm that the construction of the ditch and planting have been adequately undertaken and are suitable for their intended use – to stop excess water from the site flooding into gardens of pre-existing residents in Richmond and Westbourne Avenues. An update from FBC was requested on 13 December and we are advised that the Enforcement officer has visited the site but is now on holiday so his report is awaited. A request for an update was issued on 5 January but no reply has yet been received.

4 Land East of Willow Drive Reserved Matters(Part of SHLAA reference WG14) Applications 16/0431,16/0818 and 16/0909

- 4.1 Application 16/0431 covers the construction plan, traffic calming measures and the zebra crossing, the latter of which is still outstanding. Both the PC and CAPOW sent Objection letters to 16/0431, as it was submitted. The revised Construction Plan was posted on 19 November and a number of outstanding issues were again raised by CAPOW on 20 November. However, at least the start times have been amended to 8am. We have yet to hear about the other matters raised. A meeting between FBC Planning and developers is to take place during the week commencing 19 December to discuss the zebra crossing. The provision of quality bus stops arising from both this and the North View Farm application (which seem to be duplicated) are to be discussed at the same meeting.
- 4.2 Application 16/0818 relates to the proposed advertising (flags and hoardings) at the site entrance and round the site office. No decision has been made by FBC Planning. Both CAPOW and the PC raised objections due to potential noise and visual issues.
- 4.3 Application 16/0909 was posted on FBC Website on 17 November. This is seeking to show compliance with a number of planning conditions on 16/0280, so that these can be discharged. The Story Homes document makes no mention of prioritising in accordance with the Parish Council criteria and this was raised with FBC Planning on 22 November. The Parish Council also unanimously voted to object on the same basis on 7 December, and also to “advertise” the availability of Social Rented Housing locally, once details of the “social landlord” become available

4.4 We also consider that it is advantageous for local residents or family to apply for subsidised starter homes. We are bearing the brunt of development so it is important that local residents or family should take as much advantage as possible from any discounts available, which are required under Housing Policy on “affordable” housing provisions.

4.5 We have already had to raise a number of breaches of the unapproved construction plan –

Working on a Bank Holiday and with a digger (as reported by a resident).

Large lorries arriving at just after 7.30 (7.30am the following day) and sitting blocking residents’ driveways for hours, evidencing the absence of need for such early arrivals.

Starting on construction prior to the approval of the construction plan.

Below - Just a few lorries, in a previously quiet residential road!!!



5. 54 Bryning Lane (SHLAA Reference WG 20)

5.1 This application was approved at the DMC on 7 December but a number of Councillors stressed the need to ensure ALL Conditions can and will be met, or that the Approval should be withdrawn. We are advised that the standard process to ensure compliance with the Condition requirements will be via new applications, so there is a further opportunity to raise matters not considered to have been satisfactorily handled.

5.2 It was confirmed that the Route 76 bus, as supported by the development at Blackfield Farm End in Warton, will be re-established via Bryning Lane to Lytham and St Annes, for at least 5 years. We queried the viability of

this because of the “floundering”, verbally reported at the last PC Meeting, for the Blackfield End Farm development, due to £1m cost of revising/upgrading the A584 and Church Road junction. FBC has denied that any issues exist with that development and state that the Developer is keen to move to the next stage.

- 5.3 CAPOW has raised the issue of Road Safety on Bryning Lane with LCC Highways and resulted from LCC’s late observations to the DMC. This was copied in to our County Councillor and the Parish Clerk,

Continuing concerns have been raised with a Manager at UU to remind them of the issues arising and to ensure that foul water is handled adequately. This correspondence was also copied to the Parish Clerk.

6 Application 16/0619 – Moss Side Lane (SHLAA Reference WG15a)

- 6.1 This application is to be before the DMC in January, which according to the timetable, is on 11 January. This was re-confirmed to a resident on 14 December. The Agenda, which was available by 28 December, contains a recommendation for refusal, which bodes well for items 7 and 8 below.

- 6.2 The key reasons for the recommendation (in précis form) given are –

Scale of growth together with approved applications is in excess of that envisaged in the Local Plan, for Wrea Green. (Also applies to 7 and 8 below.)

No qualitative or quantitative expansion of services in Wrea Green to support this extra growth so it is unsustainable, despite a 5 year housing shortfall. (Also applies to 7 and 8 below.)

Excess number of trips via unsustainable transport means is likely. (Also applies to 8 below).

The elevated site, if developed, would detract from the rural character. It would be demonstrably harmful. (Possibly applies to 7 below).

The loss of an open area of agricultural land and the effect on the conservation area.

Uncertainty over visibility splays, unless there is a loss of trees and hedgerows, junction safety and the pedestrian link to the village centre. (Visibility splay may also apply to 7 below).

Overall

This site is NOT sustainable and so is unacceptable in principle!

7 New Application 16/1028 Land off the end of Bryning Avenue with access through land next to 38 Bryning Lane for 41 dwellings (SHLAA reference WG05/15).

- 7.1 We were advised of this application on 22 December but understand that advices to residents will not be issued until the New Year.
- 7.2 This is the land mentioned by Wainhomes in their response to the Local Plan Consultation (page 73). The remark by FBC states (in summary) “Sufficient sites have been allocated to meet the housing requirement. Sufficient sites have been allocated in Wrea Green commensurate with the services available. Development strategy is to be concentrated in the most sustainable locations”.
- 7.3 According to the application documentation ALL houses are “market houses” with NO affordable housing. 42 documents are now available to download and review from the FBC Planning website.

8 Circular advising of New Planning Application west of The Brooklands and North of Upper Moss Side Lane (SHLAA reference WG16).

- 8.1 On 24 December a circular was received by residents (well some residents) asking for comments on a proposed development as above. This indicated it was only to be an outline planning application initially for about 48 houses. The same comments as in 7.2 above would apply to this application, although this site was not mentioned in the consultation responses to the Emerging Local Plan.
- 8.2 Responses are required by the developer by 7 January. CAPOW submitted these on 24 December.
- 8.3 Once this becomes an application, as it presumably will, some of the FBC evaluation comments for the Moss Side Lane pending refusal (6.2 above) should be used to argue against this application.

9 Local Fylde Borough Council Emerging Plan 2011 to 2032

- 9.1 The Emerging Local Plan and the response comments were approved on 30 November and will therefore be taken forward to Review by a Planning Inspector, probably in February 2017. If necessary, CAPOW and the PC will support the comments made, in support of FBC, in relation to Wrea Green. As per CAPOW 36 Update extractions, these comments were

intended to prevent further major development in Wrea Green, other than as already approved.

- 9.2 The draft Local Plan was submitted to the Secretary of State on 9 December 2016.

10 Flooding

- 10.1 A resident reminded LCC on 22 November that their report on drainage issues in Ribby Road has been outstanding for more than 6 weeks since it was promised. There still appear to be two blockages in a drainage culvert on private land which have NOT been attended to and LCC have still to jet out the previously blocked culvert caused by the Ribby Road blockage. We understand that, by 19 December, this has not yet been received.
- 10.2 All the work on dealing with flooding issues has yet to be fully tested due to the absence of significant rain in recent months. The real proof of effectiveness will come when we get, as we will, prolonged heavy rainfall. All this is the result of climate change which is supposed to be accounted for by the latest planning requirements (a once in 100 years event) – hmmm?

11 Other Matters

- 11.1 Station Road will be closed from 9 February to 24 February 2017.

Summary of Outstanding/Ongoing Matters

At DMC level –

16/0619 Re-application for 50 dwellings on land in Moss Side Lane (11th January 2017), recommended for refusal.

Received/Awaited/Expected –

Application 16/1028 for 41 houses, west of Bryning Lane.

An Outline Planning Application for 48 houses on land North of Upper Mill Lane and West of The Brooklands.

Other Issues –

Monitoring of compliance with Construction Plan Conditions and other matters at Richmond Avenue, North View Farm and off Willow Drive (on going), to which 54 Bryning Lane will be added, once a Construction Plan is confirmed.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green
8 January 2017