



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

Update No 56
7 July - 11 August 2018

The next issue is due to be emailed on 8 September.

1 **CAPOW**

1.1 CAPOW would like to thank the Parish Council for the kind £300 donation to the CAPOW funds. Over the past year, I am pleased to advise that there has, again, been no incurred expenditure by CAPOW and the funds are being accumulated for any “major” needs.

1.2 Within another 3 Update issues, I will have been chairman of CAPOW for 5 years and of SWAG for over 3 years previously (a total of 8 years – actually from about March 2010 to now, with a VERY short break of a few months). It is time for a (relatively) younger resident to take over the reins – **PLEASE!** Even this was after a 3-year stint when I was on the Parish Council and ran concurrently with about a 6 year period as Chairman of PACT (Police and Community Together to 2013). I still have the Neighbourhood Plan to handle too, when the Local Plan has been agreed.

I did retire from paid employment over 22 years ago and it is time for more relaxation in my “advancing years/dotage” (so I can assist “the Boss” more in getting our garden “up to scratch” - I am told - plus more time for music and more reading in wettest weather). Applications should be sent via this Update dispatch email address but please note that such voluntary work covers to ALL major developments in the WHOLE Village, not just your road/area! “The Boss” says that any failure to find a replacement soon COULD see CAPOW close – is that what you really want?

2 Willow Edge, Compliance with Conditions – 86 properties (Part of SHLAA reference WG14)

- 2.1 Here we go again, Clive Hurt lorries have been observed going up to the site STILL with their loads uncovered (contrary to the Construction Management Plan), as if there isn't enough dust around at present! Reported to FBC on 6 July and it was noticed that things improved pretty immediately. However, on 11 July a skip lorry rattled up at 6.50 and a large crane entered the site at 7.50 – FBC were again advised of both incidents and confirmed that these would be raised with Story Homes Site Manager. On 18 July, a resident reported, a lorry with trailer entering the site at 7.16 and this was raised with FBC. I, personally, saw this same lorry about a week later arriving at about the same time in the morning.
- 2.2 "Clive Hurt" (they use water) cleaned the road in Willow Drive and seemed to do a far better job on that occasion, than the usual almost dry sweeper. Nevertheless, the surface is being affected by the heavy traffic and, in lower Willow Drive, the road surface is beginning to break up in places.

3 54 Bryning Lane – 36 properties (SHLAA Reference WG 20) Application 17/0797 Discharge of Conditions

- 3.1 We understand that there were two Road Traffic Collisions in Bryning Lane in June, both involving cycles. Unfortunately, we have no further details due to the Police absence at the last PC Meeting.

4 Applications subject to Appeal

- 4.1 On 30 July, the Inspectorate advised the further submissions specifically relative to the Updated/Revised NPPF, issued on 24 July, should be made. Hence the Inspector's decisions will not now be available probably until September (see below for the reason), although we do not have a specific updated timetable yet.

As a result of the above, CAPOW arranged a meeting between all resident Inquiry speakers (including our Borough Councillor and the previous Chairman of the Parish Council) and the Development Manager from FBC (Andrew Stell) to ensure that ALL relevant matters should be raised with the Appeal Inspector by the required date of 12 August. However, Andrew Stell advised that he had a number of Fylde Appeals to handle and requested a two week extension. This was agreed and the date for submission by all parties has been amended to 9am on 28 August. However, one appellant, on behalf of all appellants, has since objected to this extension (somewhat surprising as some of the appellants documents were not supplied to the Inquiry to meet the Inspector's deadlines). This objection was refused by PINs and 28 August stands!

The above-mentioned meeting was held in the Tute on 8 August. PINs require any resident comments to be included in the CAPOW submission. Hence any comments from residents will need to be passed to me, with the relevant NPPF paragraph quoted.

- 4.2 Once the decisions are made, the only appeal process for residents is a Judicial Review in the High Court (which could cost at least £50,000 or more than double that if the case is lost and costs are applied for and approved). A Judicial Review would have to PROVE that the Inspector failed to consider material aspects and that those had a bearing on his decision.

5 Local Plan Examination (LP32)

- 5.1 Following the limited re-consultation, a note was added to the history file on 1 August that the Examiner was now progressing her report. Hopefully this will be available shortly.

6 Village Smells

- 6.1 Following comments in the last CAPOW we understand, from the Parish Council meeting on 9 July, that sewer pipes were “blocked by builders’ rubble” somewhere on-route to Wrea Brook and somehow raw liquid sewage was getting into Wrea Brook. This caused VERY nasty smell in the Vicarage Close area. The immediate problem was dealt with by United Utilities. It now seems that a collapsed culvert just off Ribby Road, which had been reported to LCC Highways but awaited “a report” a week later (despite photographic evidence being provided), MAY be the culprit as bricks from it may be swept downstream. The estimation is that this culvert is now working at about 30% of capacity and could result in flooding in Ribby Road/Wray Crescent. This matter is for LCC Highways to resolve but residents may recall the LCC Highways 2015 pledge to keep these drainage systems, in/off Ribby Road, clear of blockages, though an annual check after the 2015 flooding (well, that pledge failed within 18 months).

7 Noise from Langtons Farm

- 7.1 The noise/swearing/screaming from parties at Langton’s Farm continued in early July. The FBC Environmental Health Officer is aware. The Police were again called to these premises on 7 July (at least 2 residents reported an issue). We are pleased that we have received no further reports of problems since that weekend.

- 8 Revised/Updated NPPF (National Planning Policy Framework)
- 8.1 The revised NPPF was issued on 24 July 2018 - a mere 73 pages, although part of that is a glossary.

Summary of Outstanding/Ongoing Matters

Awaited/Expected –

Report on the Local Plan Examination (date still unknown).
Decisions for the four appeals (date unknown)

Current Matters

Replying to the Planning Inspectorate regarding issues arising from the Updated NPPF.

Other Issues –

Monitoring of compliance with Construction Plan Conditions and other matters at Ricksby Grange, Willows Edge and 54 Bryning Lane (all on-going). This is very dependent on site-local input from residents and it is preferable that residents raise matters directly with FBC, so that CAPOW are not regarded as the sole complainant. Please could copies also be sent to CAPOW so that we can maintain a cumulative record of issues arising and raise overall site matters, as necessary.

Although no application for commercial use of the barn at the rear of the Villa has been submitted, work goes on there unabated. This has been reported to FBC (again on 27 July) but they seem unwilling to take appropriate action (ie shutting down the premises until an application has been approved – should it be) although we have been advised by FBC this is particularly difficult.

John Rowson
Chairman of the Community Association for the Protection of Wrea Green
11 August 2018