



Community Association for the Protection of Wrea Green

Together we are Stronger!

Update No 44
10 July – 11 August 2017

The next issue is due to be emailed on 8 September 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 Anyone wishing to attend the DMC for an application hearing can do so, subject to the spaces available. If you wish to speak against an application you can do so, for a maximum of 3 minutes, but you MUST register to do so three days in advance of the DMC. Instructions are on the FBC Planning website but a link is https://www.fylde.gov.uk/forms/ShowForm.asp?fm_fid=473

1.3 Unfortunately the Virgin Media records of the CAPOW distribution lists corrupted last month and were unusable. Whilst we have not been able to establish why, we have been able to recreate the records (not that VM were of any help in resolving the issue which occurred). This recreation indicated that some records may have already been “lost” from the list

earlier. It is not possible to tell how long ago these were “lost” but the respective records have now been re-added but if YOU find you are missing any more recent Updates and want any back copies please just let me know and these will be sent immediately. This issue is likely to have affected only a very few recipients, but EVERYONE is important. We have to rely on the integrity of Virgin Media systems, which is now in some doubt as a similar problem has occurred once before! However, that is still only twice in nearly 4 years. Please be assured this is merely a systems fault and NO email data has been leaked from our systems.

- 1.4 Our numbers are up by two this month to 118 including the known five “exceptions”, who get paper copies through others.

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

- 2.1 FBC Planning advised that corrective action on Condition breaches is still outstanding in October 2016. Yet a further reminder to FBC regarding matters was sent to FBC on 10 July. A reply was not initially received. However on 14 July we received confirmation that Condition 19 of application 12/0303 (yes, 5 years old!) had finally been complied with. However, in the photograph supplied by FBC, was evidence of another outstanding condition breach. This was raised with FBC by return email on 14 July. There are other Conditions/Breaches still not complied with but we are in the hands of FBC to ensure that these are enforced.

On 12 July, the Parish Council also agreed to contact FBC about long-outstanding conditions/breaches.

3 Willow Edge, Compliance with Conditions – 86 properties (Part of SHLAA reference WG14) Applications 16/0431 and 16/0909

- 3.1 A concrete-delivery mixer lorry arrived at the site at 7.38 on 13 July, having exceeded the 20mph speed limit up Willow Drive. An existing Condition requires no deliveries before 8am and consequently this was raised with FBC. We had hoped that this is a one-off breach and not the re-start of regular early deliveries, which are supposed to be prevented by a banks-man stationed by Ribby Hall from 7am (although not seen in recent weeks). However, there have been other early deliveries in recent days and a photograph of a large vehicle arriving at 7.35 was sent to FBC on 31 July with a request to instruct Story Homes to abide by the Planning Approval Conditions.
- 3.2 A resident has had to remind FBC (13 July and 8 August) that FBC have not resolved the issues relating to the maintenance of the drainage ditch and the hedge-cutting on the Developers’ site. This is becoming even more of an issue due to the lack of timely maintenance.

- 3.3 Concerns have been re-iterated by a resident relating to lorries backing into/from the site, particularly as no banks-man is on duty at the site entrance now. FBC involved their Environmental Protection Officer (EPO) in discussions. You may recall that, in a previous incident, a lamp post was knocked down by a backing lorry onto a resident's car which was parked in the resident's driveway, causing severe damage. In that incident no one was close to the falling lamp post so no one was injured, fortunately.

The advice from the FBC EPO was to contact the Health & Safety Executive and provided a link to do so. This is now being done.

We note that a banks-man was present again at the site entrance on 9 August, which indicates one was always necessary – although he later disappeared!

4 54 Bryning Lane – 36 properties (SHLAA Reference WG 20)

- 4.1 A vigilant resident spoke to UU contractors who were measuring up Bryning Lane for the new foul sewers for this site. When work starts it is likely to cause chaos in Bryning Lane, given the usual volumes of traffic.

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

- 5.1 We have been advised that application has been appealed, due to non-determination by FBC. We have written to FBC concerning the lack of accuracy and completeness of the Statement of Common Ground.

6 Application 17/0005 Land at 53 Bryning Lane – 20 properties (part of SHLAA reference WG18).

- 6.1 FBC Planning is in touch with the Planning Inspectorate regarding this and other appealed sites. We have again written to FBC concerning the lack of accuracy and completeness of the Statement of Common Ground for this appeal.

7 Application - 17/0146 West of the Brooklands – 48 properties (SHLAA reference WG16)

- 7.1 The Lead Flood Authority has now responded, probably due to prompting by a resident. However this Authority has no objections subject to some fairly standard conditions but does reiterate Network Rail's concerns.

7.2 We were advised by FBC Planning on 31 July that this application has also now been appealed due to non-determination. Again we raised issues with the accuracy and completeness of information in the Statement of Common Ground (1 August).

8 Appeal against Refused Planning Permission – 16/0619 Moss Side Lane (SHLAA reference 15a)

8.1 MacTaggart & Mickel Homes have launched an appeal against the refusal of planning permission for this site. We await to hear how this is to be handled by PINs (National Planning Inspectorate). FBC Planning have suggested to PINs that this Appeal and those under 5.1, 6.1 and 7.2 should be combined at one Hearing/Inquiry to avoid duplication of discussions. This seems likely, but it could be 9 months before a Joint Hearing/Inquiry occurs, per FBC. In the meantime, CAPOW have written to FBC concerning the lack of accuracy and completeness of the Statement of Common Ground, as has the Chairman of the Parish Council in relation to one matter. Further information regarding the Hearing/Inquiry should be available within a few weeks but 3 of these appeals relate to the absence of a decision by FBC within proscribed timescales.

9 Local Plan Examination

9.1 Below is the latest news, from which you can see that FBC are to carry out a Consultation on the changes to the Local Plan 2011-2032. This consultation is earlier than was anticipated. By the time you receive this Update, the Consultation will have commenced.

“The Inspector has acknowledged the Council’s intended consultation start date of 3 August (and ending 14 September) on a range of items following the recent Stage 2 hearings. These will include, but not exclusively, the following: Economic Forecasts, Objectively Assessed Need, Housing Requirement Figure, Five Year Housing Land Supply and Trajectory, and Settlement Hierarchy. The information provided by the Council in their consultation document will also address the points raised in the Inspector’s recent letter of 3 July.”

CAPOW has prepared a response to the Consultation on 3 August but this is being held back currently for peer review prior to release, probably on 15 August, following discussions with the Parish Council on 14 August.

9.2 Housing Supply

The following statement from FBC appeared in a recent statement relating to a re-application (not a Wrea Green application). A later figure in 2017 was based on the Liverpool method, but this has been ruled as an inappropriate method of

calculation by the Examiner. It is unclear how well this new figure will stand up to scrutiny!

“The most recent adopted 5 Year Housing Supply figure was a 4.8 year supply as of 31st March 2016. The Planning Authority is currently undertaking the public examination of the new Local Plan, and has been required to update the five year housing land supply position as part of the evidence base and taking account of representations made to the examination regarding likely delivery rates. This revised approach indicates that the Council is able to demonstrate a 5.1 year supply.”

Members should note that this revised figure will be the subject of further public consultation during the summer and is yet to be tested by the Examination, including the annual housing requirement of 415 dwellings and the deliverability of certain sites. However, at this time, the Council’s position is that it is able to demonstrate a 5 year housing supply.”

Within the updated Local Plan, mentioned in para 9.1 above, FBC reiterate that a supply of housing land for 5.1 years is held and that there is no reason to allocate any further sites as suggested by the Examination Inspector. We believe that this is likely to be challenged by Developers who want “their sites” included, even when development on existing sites is being slowed.

Summary of Outstanding/Ongoing Matters

At DMC level – (please note we have to work for information on the Planning website to use as “a best guess” as to when an application will come before the DMC, UNLESS the Agenda has been issued or other information happens to be provided. This explains why some applications may not come forwarded as anticipated below. The basis of our “best guess” is linked to the requirement to consider an application within a proscribed time limit).

Application 16/1028 for 41 houses, west of Bryning Lane. This application has been appealed, due to non-determination by FBC Planning.

Application 17/0005 land Adjacent to 53 Bryning Lane – under Appeal for non-determination by FBC.

Application 17/0146 land west of The Brooklands, we understand that, on 31 July, this application was also appealed due to non-determination.

Appeal against refusal of application 16/0619 Moss Side Lane (up to 50 houses).

Awaited/Expected –

Details of the method to be used for the FOUR Appeals mentioned above.

Other Issues –

Monitoring of compliance with Construction Plan Conditions and other matters at Ricksby Grange and Willows Edge (all on going), to which 54 Bryning Lane will be added when work commences.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green
11 August 2017