



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

Update No 45
12 August - 8 September 2017

The next issue is due to be emailed on 6 October 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 We have added one new member this month.

1.3 It is now over 15 months since I advised you that both my Deputy and myself in CAPOW really need to hand over to younger residents (with more “get up and go”) – I’ve been undertaking the Chairman’s role for over 7 years now (SWAG and CAPOW combined). No one has YET come forward! Come on folks time to volunteer, it is YOUR Village after all! You will not be left to flounder, as you begin to pick up “the reins” – advice and help will be at hand! Why not take on the Deputy Role in the first instance and go from there? However, it does take time, patience, contacts and some organisation to keep on track. The contacts will come from CAPOW.

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

2.1 These Conditions/Breaches are in the hands of FBC to ensure that these are enforced. We can/do issue reminders but this does not ensure action is taken. The question of adequate enforcement has been raised in our response to the Consultation on the Local Plan Revision. This relates to the Villa, to The Fieldings, to Willows Edge and, coincidentally, to known problems in Warton. However none are mentioned specifically as there could be, and probably are, many others which we are not aware of!

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

- 3.1 A resident has had to remind FBC 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. Our Borough Councillor is now involved and has also taken up matters with FBC (12 August). This resident is now in contact with Story Homes with a view to resolving matters directly.
- 3.2 One resident continues correspondence with the H&S Executive regarding unsafe reversing around the site entrance. Since this was raised Story Homes have re-sited a banks-man at the entrance for periods of the day.

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

- 4.1 The approval of the application has now been posted (after the s106 agreement had been dealt with) and an updated layout produced (both 15 August).
- 4.2 We have again raised the question of outstanding matters with County Highways (18 August) as this development seems to be nearing commencement now that the s106 agreement has been signed (10 August). Additionally, we have raised issues with FBC Planning in an attempt to find out what is happening to the septic tanks (in use) on-site and a number of Highways related matters (also 18 August).
- 4.3 Whilst there were rumours that work on this site was to commence on 1 September, we were advised by FBC Planning that this would not be legal as there are a series of pre-commencement conditions yet to be discharged and no application has been submitted for these. The matter of existing on-site septic tanks has been taken up with the developer by the FBC Development Manager.

5.1 Applications subject to Appeal, within the next 9 months.

- a) 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).
- b) Application 17/0005 Land at 53 Bryning Lane – 20 properties (part of SHLAA reference WG18).
- c) Application - 17/0146 West of the Brooklands – 48 properties (SHLAA reference WG16)

d) Appeal against Refused Planning Permission – 16/0619 Moss Side Lane (SHLAA reference 15a) – up to 50 houses.

The total number of additional dwellings in these appeals is 159 which, if all were to be approved, would bring the total increase of dwellings to date in Wrea Green, from the start date of the Local Plan (2011), to over 67%. If this percentage was applied to Lytham St Annes it would equate to an estimated 15,000 new properties (in just 1/3 of the 21 year term of the Local Plan)!

5.2 It has been confirmed that a conjoined inquiry will take place, possibly February or April next year.

6 Application 17/0695 Land off the end of Bryning Avenue with access through land next to 38 Bryning Lane for 41 properties (SHLAA reference WG05/15).

6.1 As well as appealing Application 16/1028 for non-determination, Wain Homes have resubmitted the original application, which is now registered under this new application number. We understand that this has been done so that dialogue can continue in relation to the site, whilst the Appeal goes forward, with a view to resolving outstanding issues.

6.2 Most of the documents under 17/0695 are as for 16/1028 but the Planning Design and Access (PDA) Statement is revised (21 pages plus appendix). Much play is made of the fact this site was accepted in the Local Plan for 1999/2000. However a lot in Wrea Green has changed since, so this is not relevant. County Highways objected to 16/1028 on road safety grounds, so that stands. There is STILL the question of sustainability (matching 16/0619 decision from FBC and the reply to MIQs in the current Local Plan Examination). The change in character of the Conservation Area (as “a valued landscape”) is a further issue as the affordable houses and some market houses would be visible from the Green. A Flood Risk Assessment document was not posted, although it was supposedly supplied. We, therefore, are not aware if there have been any updates to this document.

6.3 Unfortunately residents will have to object to this application again. You cannot rely on your objections to 16/1028 as objections are not carried forward from one application to another. The CAPOW Objection was drafted on 17 August and was submitted on 22 August. As much of the same documentation is used, the same errors, omissions and misleading statements apply (we still have shopS apparently and PlaceS of worship). The application documentation still refers to a significant need for additional housing on the Fylde, given the supposed absence of a 5 year

supply. However Fylde **does** have the necessary 5 year housing land supply, which the PDA erroneously says we don't!

There is a repeat of the suggestion that Wrea Green (21 points) should be a Local Service Centre based on the points score in the FBC Hierarchy of Settlements - higher than Warton (18 points), Staining (15 points) or Elswick (13 points) and only marginally behind Freckleton (23 points). However, as part of the CAPOW response to the current Local Plan Consultation, we had already strongly criticised the scoring process for the Hierarchy of Settlements, the inappropriate/unexplained basis & weighting of comparative scorings and other issues. At a maximum, even based on the current poor system, we consider that Wrea Green should have just 12 points not 21, if the evaluation scoring items had been taken into account more rationally. The higher that the scoring is the more supposedly suitable a settlement is for additional development.

7 Local Plan Examination

- 7.1 As previously advised our comments on the revised Local Plan Consultation version had been prepared. These were submitted to FBC on 14 August, well in advance of the closure date. We have obtained confirmation from FBC Policy Planning that both a summarised and full version will be sent to the Examining Inspector but will confirm that later from the copy documents list. We are particularly concerned that our comments regarding the Hierarchy of Settlements (H of S) should not be watered down because of expediency. We already know that the Examining Inspector has issues with the H of S and we consider that the comparative scorings shown in 6.3 above (2nd para) bear witness to the validity of our concerns.
- 7.2 The CAPOW comments were passed to Parish Councillors for their review prior to release. The Parish Council submission regarding the Consultation included the words that the CAPOW "document was considered by the parish council at the August meeting and, without exception, all comments were deemed as factual and relevant" and "endorsed wholeheartedly by the Council". Hopefully, this will give the comments additional impetus.

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 the proscribed time limit of 3 months).

Awaited/Expected –

PINs Appeals (possibly February or April 2018)

Non-determination by FBC Planning.

- a) Application 16/1028 for 41 houses, west of Bryning Lane (41 houses)
- b) Application 17/0005 land Adjacent to 53 Bryning Lane – under Appeal for non-determination by FBC (ONLY 20 large detached houses).
- c) Application 17/0146 land west of The Brooklands (48 houses).

and

Appeal against decision to Refuse

Application 16/0619 Moss Side Lane (up to 50 houses).

Current –

Application 17/0695 Land adjacent to 38 Bryning Lane – still 41 dwellings (repeated application to the Appeal under 16/1028).

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 (eventually). This is very dependent on site-local input from residents.

John Rowson

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

PLEASE NOTE

**YOU HAVE JUST SIX CALENDAR DAYS LEFT TO SUBMIT ANY CONCERNS
REGARDING THE REVISED FYLDE BOROUGH COUNCIL LOCAL PLAN
2011 to 2032.**

THE CONSULTATION CLOSES ON 14 SEPTEMBER.