

# MEDLAR-WITH-WESHAM TOWN COUNCIL

Wesham Community Centre  
Church Road  
Wesham  
Preston  
PR4 3DR

203

16<sup>th</sup> January 2013

FAO: Mr M Atherton,  
Development Control  
Fylde Borough Council  
Town Hall  
Lytham St Annes  
FY8 1LW

Dear Mr Atherton,

**Planning Application: 13/0655 Mill Farm, Fleetwood Road, Medlar-with-Wesham, Preston PR4 3HD**

**Description: A Hybrid Planning Application (Part Full/ Part Outline)**

Medlar-with-Wesham Town Council look favourably on plans that would provide employment, sports and leisure facilities for the community.

In respect of application 13/0655 the Council have wish to make the observations recorded below:

- The development would be outside the settlement boundary. This would contravene Policy SP2.
- Phase 2 of the development is defined as 'outline' permission only. This includes the pub, garage, fast food outlet, 5 a side pitches etc. There are concerns that these Employment and Recreational facilities may never come into fruition and could be substituted with further warehouses or industry.
- The Council has concerns that the sewerage proposed i.e. the on-site treatment plant, would be inadequate to service the amount of people that would occupy the site (as per Environment Agency guidelines).
- The land in question is agricultural land and as Grade 3a and 3b land this should be protected from permanent loss.

- The Council has concerns regarding the over intensification of the site in conjunction with the surrounding countryside, for example the 20 meter high buildings, and the flood lighting that would affect the immediate residential properties.
- The A585 already experiences excessive volumes of traffic causing jams along the stretch from the Fleetwood Rd roundabout to the M55. Whilst part-time traffic lights have been installed at the M55 roundabout these have been seen to have no impact. Therefore additional traffic and, in particular the heavy vehicular movement likely to travel to and from the site, would only add more pressure to that road.
- The Local Plan Preferred document states that this piece of land (E4) consists of 4 hectares for potential development. The application for the site plans for 12 hectares of development.

Yours sincerely,

Jean Priestley  
Town Clerk  
Medlar-with-Wesham

cc: Cllr A Clayton, Cllr L Nulty