

# Moseley Regeneration Group

Notes of a meeting held at Moseley Exchange on Tuesday 10<sup>th</sup> January 2017 at 6.00 p.m.

## Present:

1. Alison Millward (Reddings and Amesbury Road RA)
2. Tony Thapar (Moseley Community Development Trust)
3. John Dring (The Moseley Society)
4. Izzy Knowles (Moseley Forum)
5. Esther Boyd (Moseley Forum)
6. Fiona Adams (The Moseley Society)
7. Helen Rehman (Neighbourhood Innovator, M&KHCP)
8. Austin Barber (Moseley Community Development Trust, Trustee)
9. Mark Eftichiou (Domestica, Moseley business)
10. Jean Gilkison (Moseley in Bloom)
11. Trevor Hocking (Moseley in Bloom)
12. David Sandison (Moseley CDT volunteer)

## Also present:

1. Phil Innes (Loki Wine)
2. Paul Cowen (BCC Highways/Transportation Officer)

## Apologies received from:

1. Cllr. Lisa Trickett (Birmingham City Council)
2. Jenny Brewer (Moseley in Bloom)
3. Rob Kewley (Moseley Forum)
4. Francis Healy (Ashram Moseley HA)

## Welcome:

Alison Millward opened the meeting with apologies received and welcomed Phil Innes and Paul Cowen to the meeting.

### 1.0 Phil Innes, Loki Wine

- 1.1 Phil Innes outlined plans as an independent wine merchant to potentially expand his company in south Birmingham.

### 2.0 Traffic arrangements following the development of the Meteor site – discussion with Paul Cowen, BCC Highways/Transportation Officer

- 2.1 Paul Cowen was invited to discuss any updates to 2010/12 proposed off-site highway works (Ref:3373/F/15) attached to the development by Marshall's of the Meteor Ford site. When James Marshall had attended the MRG meeting in September 2016, he said that there were changes being proposed that may affect the relocation of the bus stop and that the pedestrian crossing might

## ACTION

remain west of Oxford Road on St Mary's Row, rather than be moved to the east of Oxford Road. Discussion also raised the issues of the use of the s106 £25,000 funds for the 'public realm', the future use of the Network Rail land leased by Marshalls, and concerns for peak time traffic build up at the Oxford Road junction with St Mary's Row and timing of deliveries to M&S. PC said that he understood that the 2010/12 plans were still current, but, having explained the three stage s278 Highways Modifications process he said he would find out what stage those negotiations had reached and, if he could, email the latest proposals in a few days. Many of the questions raised fell to the responsibility of colleagues in Highways - he noted the points raised by the MRG to share with them. These related to the s278 Highway modification, changes to the crossing and bus stop, development funding, concern for traffic build up in Oxford Road to the St Marys Row junction and the longer term aspirations for shared space in St Mary's Row and Alcester Road as set out in the Moseley SPD.

PC

### **3.0 Notes of the meeting held on 29<sup>th</sup> November 2016 were approved and the following updates were noted:**

3.1 Moseley Conservation Areas, current issues and ambitions (point 1.2 & 1.3) – there had been no contact with the Conservation Officers following the last meeting and Tony Thapar agreed to follow up with Andrew Fuller the drafting of text that Moseley CDT might use to advise potential developers of general conditions applying to development within the Conservation Areas, Local Centre and Primary Shopping Area (PSA).

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3.2 Planning: SPD Policy EA2, maintaining retail use at a level of 50% or over against the combined A2-A5 uses (point 2.1) – David Sandison said that a draft letter had not yet been prepared concerning the updated property usage statistics and MRG concerns for future retail and day time activity within Moseley. DS said that he had last noted recent changes in use in late December and had assessed that A1 retail use had fallen to 48%, to include Costa Coffee, which had changed from A2 to A1/A3 and Lewis's which was recorded by BCC as A1 but, which had effectively changed to A3 coffee shop, presumably through permitted development. There were one or two anomalies in property use that needed to be checked with BCC Planning. DS reflected on Moseley SPD policy objectives, particularly EA2, to both support appropriate development in the PSA and to maintain a balance of day and evening commercial activity that this was in the context of rapid changes in retail away from the high street. The MRG and Moseley Society were obliged to object to further change of use from A1 whilst retail use was at, or below 50%, despite the possibility that development through change in use may enhance the PSA and where there were two derelict retail properties in St Mary's Row and other vacant retail units. It was understood that Colours and Village Carpets were due to change hands and so were at risk to change in use. The National Planning Policy Framework (NPPF) may override local planning policies and changes made under Eric Pickles to permitted development may allow change of use, for example, from A1 to A3 if under 150sqm with 'prior approval', or there may be temporary change of use for up to two years. It was not known

whether BCC Planning were monitoring temporary change of use. The long vacant bread shop Lukers in Woodbridge Road was expected to open soon as a restaurant, with change of use presumed to be under permitted development. Mark Eftichiou said that maintaining day time retail and business activity was extremely important to him as a business owner. Following discussion, the MRG felt that Moseley residents and businesses should have the opportunity to voice their views on the ongoing state and future development of Moseley village.

ACTION: it was agreed that Izzy Knowles would raise with Moseley Forum the possibility of the Forum hosting a debate and to consult with Helen Rehman, Neighbourhood Innovator, on possible funding support to hire a venue.

3.3 Current planning applications (point 5.1) – David Sandison said that on behalf of the MRG, he had submitted comments to the DCLG in objection to the Appeal by Prezzo against enforcement action to remove the raised terrace and signage to the Alcester Road frontage. The need to re-instate the uninterrupted and safe flow of pedestrians along the pavement on market and festival days was very important.

#### **4.0 Website development - funding**

4.1 £6,000 was being sought to fund development and launch of a website to promote Moseley to residents and visitors to the benefit of community and business. Current plans were based on the development of [moseleyvillage.co.uk](http://moseleyvillage.co.uk). Three possible sources of funding were discussed: Section 106 £25,000 held by BCC Regeneration from the Meteor Ford site development; £48,000 Local Innovation Funding; and £6,000 Unity in Community funding that was subject to a deadline of 14<sup>th</sup> February and that would be decided following a public presentation on 4<sup>th</sup> March.

4.2 MRG discussion on the development of a Moseley website had started in February 2016 with an approach by OurLocalTown who were marketing a digital toolkit. It was associated with the East Birmingham Community Safety Partnership research project by Revive & Thrive Ltd towards a new and sustainable business engagement model for Moseley. It was decided not to pursue the offer from OurLocalTown and a MRG sub group worked on developing a brief for a site to promote Moseley and its businesses. At the April 2016 meeting Curio was introduced by Tony Thapar. Curio had designed [moseleyvillage.co.uk](http://moseleyvillage.co.uk) as a private non-commercial initiative that could be developed. Following discussion with the sub group it was agreed that Curio would produce a mock up of his website concept that he presented to MRG on 12<sup>th</sup> July 2016 and which had positive feedback from members. The MRG supported further development and an outline action plan was agreed with the aim of launching a first stage of the website in November 2016. Unfortunately, the plan had been delayed. At this January meeting, discussion centred on the value of a new Moseley website and alternative means of promoting Moseley. It was agreed that development and funding for the website would depend upon demonstration of a financially viable and sustainable model for operation. To secure involvement of businesses, the offer must show monetary benefit.

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TT/DS/ME

ACTION: it was agreed that the sub group would meet this month to review action over a funding bid and a sustainable website model.

## **5.0 Completion of Making Moseley review exercise – to agree action points**

5.1 There was not time to discuss the recently completed Making Moseley review document. Members were asked to study the review before the March meeting and it was agreed that the agenda would then focus on the action plan.

## **6.0 Current planning applications and Licensing issues**

6.1 2-4 Woodbridge Road 2016/10531/PA, variation of condition to allow customer opening from 0900-1900 to 0700-2300. Fiona Adams said that the Moseley planning group would be discussing the application at their meeting the following day. The condition over operating hours had been attached to 2012/04452/PA to protect neighbouring occupiers from undue noise and disturbance. The two retail units had been converted to catering use and this new application followed a similar previous application and appeal that had been refused. 2-4 Woodbridge Road premises have not been open for business for some years.

6.2 11 Holders Lane, 2016/10554/PA. David Sandison advised that following the circulation of list of recent planning applications, an application had been made for the demolition of the dwelling at 11 Holders Lane and the erection of a new three storey building, containing nine flats and associated parking for 15 vehicles; the site was opposite Holders Lane Woods at the entrance to the Moor Green allotments. The application would be discussed at the next meeting of the Moseley planning group.

6.3 Licensing – it was understood that the licences of Moseley Wines and Woodbridge off-licence were under review. Fiona Adams reported that the application had been refused for the Texaco garage at 45 Alcester Road to change hours for sale of alcohol to 6.00 – 1.00am.

## **7.0 Any other business**

7.1 120 Alcester Road - it was reported that work had started on the development.

7.2 Tree murals on site at Meteor development – a query was raised on the future of the murals once Marshall's removed the site fencing. Tony Thapar said that he was in contact with James Marshall concerning the murals and that their future use would need to be appropriate to the consideration that

they had been commissioned by Moseley CDT and purchased using charitable funds. Suggestions were made that they might be offered to Stirchley Park or to St Mary's church as part of the latter's churchyard redevelopment project. Izzy Knowles said that Moseley Forum had posted a request on their website for ideas on the future use of the murals.

**Date of the next meeting:** Tuesday 7<sup>th</sup> March, 6.00pm at the Moseley Exchange.