

# Moseley Regeneration Group

Notes of a meeting held at Moseley Exchange on Tuesday 7<sup>th</sup> March 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. Fiona Adams (The Moseley Society)
6. Austin Barber (Moseley Community Development Trust, Trustee)
7. Jenny Brewer (Moseley in Bloom)
8. David Sandison (Moseley CDT volunteer)

## Also present:

1. Amar Khera (representative of property owner 2-8 Woodbridge Road)
2. Patrick Casey (Avalon Design)
3. Ernie Hendricks (Guest)

## Apologies received from:

1. Cllr. Lisa Trickett (Birmingham City Council)
2. Rob Kewley (Moseley Forum)
3. Esther Boyd (Moseley Forum)
4. Mark Eftichiou (Domestica, Moseley business)

## Welcome:

Alison Millward opened the meeting with apologies received and welcomed Amar Khera, Ernie Hendricks and Patrick Casey as visitors to discuss Agenda item 1.

### 1.0 2-8 Woodbridge Road, development opportunities discussion

### ACTION

1.1 Referring back to his presentation to the MRG at the October 2016 meeting on development proposals for Trenleigh House in Woodbridge Road, Patrick Casey said that plans had now been scaled back from the addition of a third storey, for reasons of logistics and for costs versus benefits. It was still proposed to mount something sculptural to top the corner of the property on the Alcester Road junction with Woodbridge Road and a 'camera obscura' style webcam was currently being considered. He said that agreed permitted development by prior notification had been in place for the previous 18 months for conversion of the first floor offices to residential use. It was not known when development would take place and it was understood by the owners that there was no time limit applied to the start, or completion of development.

1.2 Amar said that he had short listed an independent caterer to take the lease on the ground floor of the premises at 2-4 Woodbridge Road. He had not been able to find a tenant for a viable retail operation and felt the only realistic option was for restaurant use. A planning consultant had been employed to apply for a variation in conditions that currently limited opening hours for the daytime to 7.00pm, citing the recent planning approvals granted for Prezzo and Pizza Express. There was general discussion about the planning history of the site and that the circumstances were different to that of Prezzo and Pizza Express, due to the proximity to residential occupiers. The conditions in place stemmed from addressing disturbance from noise outside the premises, associated with evening and night time business operation. There was also discussion on development proposals for the rear of the site for further parking, restaurant garden seating and residential units.

Alison Millward thanked Amar Khera, Patrick Casey and Ernie Hendricks for attending the meeting and for sharing their proposals for Woodbridge Road.

## **2.0 Notes of the meeting held on 10<sup>th</sup> January 2017 were approved and the following updates were noted:**

2.1 Traffic arrangements following the development of the Meteor site (point 2.1) – Paul Cowan had emailed the currently approved s278 drawing and said that negotiations with Centro had resulted in the developer not agreeing to provide a new bus shelter and it had been deemed to be of no benefit to move the bus stop.

2.2 Moseley Conservation Area (point 3.1) – there had been no response from the Conservation Officers regarding guidance for a suitable advisory letter of approach to developers. It was suggested that it might be best to draft a letter on behalf of the CDT and to copy that to the CO's for comment.

2.3 Planning: SPD Policy EA2, maintaining retail use at a level of 50% or over against the combined A2-A5 uses (point 3.2) – a letter had been addressed to Richard Goulborn, Head of Planning Management on MRG concerns for future retail and day time activity within Moseley, change of use and a request to establish their position concerning Government policy, where this overrode the Local Centres and Moseley SPD contained within the Birmingham Plan 2031 and the impact this had on the local shopping centre. The letter had been copied to Liz Jesper and Ian Macleod at Planning & Regeneration, to MRG members and ward councillors; Cllr. Claire Spencer had expressed her support for the letter. The possibility of Moseley Forum hosting a debate on the future character of Moseley Village was not discussed and might be discussed again within the MRG, once a response had been received to the letter to Richard Goulborn.

2.4 Website development (point 4.1, 4.2) – it had not been possible to contact Curio, so the sub-group proposed expanding an alternative existing website and had identified possible funding for development. Members continued to support

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website development. An update would be provided at the next meeting.

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### **3.0 Making Moseley review exercise – to agree action points**

3.1 Members went through the Making Moseley action plan review recording updates that would be circulated prior to the next meeting.

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3.2 MRG discussion on Making Moseley identified that many targets involved action through a Moseley website and through the Public Realm Design Group (PRDG). A website brief had been made up from specific targets extracted from the action plan. It was hoped that the focus on tackling air pollution in Moseley at the forthcoming Moseley Forum AGM and the attendance at the meeting of Anne Shaw, Assistant Director for Transportation and Connectivity, would provide an opportunity to revitalise the PRDG. There should be liaison with M&KHCP's Green Travel Action Group through Helen Rehman and with ward councillors.

ACTION: It was agreed that David Sandison would follow up Neighbourhood Innovator, Helen Rehman and Fiona Adams would contact Cllr. Claire Spencer.

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3.3 The possibility of taking over Moseley Village car park as a Community Asset was again raised. When previously discussed, it was understood that BCC were at that time reluctant to release the asset since it provided them with an income stream. Income was thought to be budgeted at around £60k but actual income was thought to be closer to £30k. There were operating costs to be considered and liability for capital expenditure on retaining walls and re-surfacing. Some local business was also understood to support free daytime use to encourage shoppers and charging for evening use by leisure visitors; leisure business and local residents might have other views.

ACTION: Izzy Knowles agreed to contact Cllr. Spencer regarding income/expenditure and the current view of BCC towards releasing the car park to the community and to speak with business representatives.

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3.4 In discussion over Community Assets, it was noted that there were very few listed and formally recognised by BCC. A separate nomination form was needed for each put forward to BCC, these needed to meet specific criteria for approval. It was agreed that the nomination of Community Assets should be on the agenda for the next meeting.

ACTION: Tony Thapar had done some work in identifying Community Assets and would circulate some background information ahead of the next meeting.

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

4.1 2-4 Woodbridge Road 2016/10531/PA, variation of condition to allow customer opening from 0900-1900 to 0700-2300. It was noted that this application had been withdrawn. However, referring to point 1.2 above, a new application may be expected.

4.2 11 Holders Lane, 2016/10554/PA. Permission had been granted 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.

4.3 25 St Mary's Row, 2017/00385/PA for change of use had been withdrawn. Saporì di Sole to operate under current A1 retail.

4.4 44-46 St Mary's Row, 2017/00485/PA for a first floor extension to the rear. The Moseley Society had registered an objection, recommending that the owners should first be required to improve the ground floor fronting St Mary's Row.

4.5 528 Alcester Road was understood to be still awaiting action required under an enforcement order.

4.6 On the failure of an appeal against the enforcement order on Prezzo to remove the raised terrace to the front, the owners had been given six months to carry out the necessary work by mid August 2017.

4.7 Cannon Hill Park 2016/10100/PA for the erection of a high wire adventure course was opposed by the Moseley Society and by Cllr. Lisa Trickett of concerns over parking and adding to intensive commercialisation of the park.

## **5.0 Any other business**

5.1 The Chamberlain Highbury Trust HLF bid had been rescheduled to June 2017, following further consultation with stakeholders over levels of matched funding required to support project development plans.

5.2 Moseley Forum AGM would take place on Tuesday, 28<sup>th</sup> March, 7.30pm at The Moseley Exchange. It would include a presentation and discussion on dealing with air pollution in Moseley.

5.3 Hustings for the West Midlands Mayoral Elections would take place at Kings Heath Baptist Church on Tuesday, 25<sup>th</sup> April, 7.30pm, organised by the Moseley, Kings Heath, Stirchley and Brandwood Forums.

5.4 For 2017, Moseley in Bloom would again be focusing on community centred group projects, the greening and cleaning up of Moseley, taking part in the RHS "Its Your Neighbour Scheme" awards.

5.5 It had not yet been possible to organise a daytime footfall survey in Moseley Village. The group asked whether it might be possible to organise a survey for before and after the opening of M&S this Spring as a student exercise. ACTION: Austin Barber was asked whether he might look into this.

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5.6 Moseley Hall Hospital was seeking additional on-site parking following a consultation exercise. This may be subject to a future planning application. RARRA had considered Moseley Hall Hospital proposals and flagged up a number of concerns and some alternative proposals. RARRA were looking for an early opportunity to discuss the proposals before a preferred plan became a firm proposal.

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ACTION: Alison Millward to look at means of MRG supporting RARRA in their aims.

5.7 It was understood that a French cake shop would replace Colours dry cleaners.

5.8 AM reported the Billesley Lane Allotments Association were concerned that Moseley Golf Club (MGC) had still not signed the latest lease for the allotment site that had been agreed between MGC and the City Council (with input from the Allotment Association), two years ago. This lease was in any case due to run out in 2018. Whilst the Allotment Association understood that any future planning application for the development of part of the golf club would be unlikely to require the use of the allotment land, the failure of MGC to sign the allotment lease was causing a high degree of uncertainty and anxiety amongst plot holders. ACTION: MRG to write to Cllr. Trickett to request an update on the signing of the lease.

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**Date of the next meeting:** Tuesday 11<sup>th</sup> April, 6.00pm at the Moseley Exchange.