

# Moseley Regeneration Group

Notes of a meeting held at Moseley Exchange on Tuesday 6<sup>th</sup> September 2016 at 6.00 p.m.

## Present:

1. Alison Millward (Reddings and Amesbury Road RA)
2. Tony Thapar (Moseley Community Development Trust)
3. Esther Boyd (Moseley Forum)
4. Izzy Knowles (Moseley Forum)
5. Mark Eftichiou (Domestica, Moseley business)
6. Jenny Brewer (Moseley in Bloom)
7. Fiona Adams (The Moseley Society)
8. Rob Kewley (Moseley Forum)
9. David Sandison (Moseley CDT volunteer)

## Also present:

1. James Marshall (Marshall CDP)
2. Helen Rehman (Neighbourhood Innovator, M&KHCP)

## Apologies received from:

1. Cllr. Lisa Trickett (Birmingham City Council)
2. Austin Barber (Moseley Community Development Trust, Trustee)
3. Francis Healy (Ashram Moseley HA)
4. John Dring (The Moseley Society)

## Welcome:

Alison Millward opened the meeting with apologies received and welcomed Helen Rehman to the meeting; James Marshall arrived whilst the meeting was underway. It was agreed to amend the meeting agenda to provide Helen with an opportunity to speak on her role as Neighbourhood Innovator.

## 1.0 Notes of the meeting held on 12<sup>th</sup> July 2016 were approved and the following updates were noted:

1.1 Boundary Commission (point 1.2) – Fiona Adams said that the LGBCE redrawn ward boundaries had been finalised and published earlier in the day. This allowed for two councillors for a current population of around 15,500 that was projected to rise, with the boundaries extended over the area commonly regarded as being Moseley. This broadly recognised the boundaries proposed in the consultation process by the Moseley Forum, Moseley Society and the MRG, and individuals who had been encouraged to write in support. Members felt that this was a very successful outcome from the lead by Moseley Forum in robust public engagement in the consultation process.

## ACTION

1.2 Promoting Moseley and its businesses – development of moseleyvillage.co.uk (point 2.0) – David Sandison said that Curio had reported that he had carried out 20% of the build of a pilot that was aimed to be marketed to local businesses. This first stage development would include an initial business directory for the 120 or so Moseley Village businesses with a visible street presence, selected community site links and sample model business links, promotions, news and advertising based around Moseley Travel and Domestica. In the next few weeks Curio would provide a live link to enable MRG members to view the development. Currently Curio was working on timescales for the development and marketing of the site and a financial model with draft P&L statement for discussion.

1.3 Community Action Framework (point 3.0) – Alison Millward said that she had gained agreement from most organisations to the proposed leadership role for specific activities, had received feedback from the Greener, Cleaner, Safer Environment Group and a link to a further organisation to include in the Framework. AM would prepare an updated version for Rob Kewley to convert the final Framework document to a jpeg file ready for wider circulation.

AM

1.4 Making Moseley: review of progress since 2014 (point 4.1, 2 Leisure and green spaces) – it was confirmed that there was a micro energy generation system in operation at Moor Green allotments. 1 kw capacity solar panels had been installed on the pavilion three years ago with SusMo/British Gas Green Streets funding, generating a modest income through Feed-in-Tariff; there was roof space for many more panels.

1.5 AOB (point 6.5, Chamberlain Highbury Trust) – Alison Millward said that a project manager had been appointed to lead a December bid for HLF funding.

## **2.0 Role of the Neighbourhood Innovator – Helen Rehman**

2.1 Helen Rehman said that she been appointed Neighbourhood Innovator for Moseley & Kings Heath Community Partnership (MKHCP) on a part-time basis in May. HR outlined the background development of MKHCP over the past two years as part of the larger BCC devolution. Stemming from the Ward Officers committee, but now with little or no Community Chest monies, the aim was to broker negotiations and enable local community interests to network. MKHCP had similar objectives to the MRG, but had a brief to cover both Moseley and Kings Heath. To aid development and communication, HR intended to attend future MRG meetings and suggested that an MRG member represent the group at future meetings of the MKHCP. Ashram Moseley had won a bid for the Neighbourhood Innovator project, so HR was employed by them on a renewable 6 month contract and based at their Alcester Road offices, together with Amelia Murray who was also supporting MKHCP. HR's role was to support development of an executive and management committee and a communications group, to apply for project funding, to support continuing activities between meetings and to organise big issue public discussion meetings. The first such meeting was to be held on 19<sup>th</sup> September , "Moseley & Kings Heath 'on the move' community partnership

meeting concerning transport issues, such as parking, road safety, cycle routes and environmentally friendly transport. A target outcome of the meeting would be to form action groups to lead on agreed issues. A family orientated and creative event was planned for October around the theme of avoidance and management of debt in the pre-Christmas shopping period, with a supporting programme of advice on cost saving healthy eating, dealing with alcohol and substance abuse, and displays in fashion and craft based on goods available through charity shops.

2.2 Alison Millward asked that HR be aware of the Moseley SPD 2014 and Making Moseley documents that set out community objectives. Also, the Community Action Framework that provided a matrix of community interests and organisations with a single lead organisation identified for specific activities that may be shared.

HR

2.3 Fiona Adams said that the MRG must ensure that Moseley's needs be heard at MKHCP meetings. Moseley was represented by volunteers and no longer had the support following the loss of the street wardens, whilst Kings Heath had the benefit of paid staff supporting the interests of the Kings Heath Forum and BID. Rob Kewley said that volunteers working for the Moseley Forum lacked time and would welcome another group to take on parking issues, where Forum members had been networking over the monitoring and reporting of illegal and obstructive parking. HR was interested in the development progress of moseleyvillage.co.uk and the support of business and that she was aware of others across the community updating their sites. She wished to work with KH BID and another business group and felt that the 'Revive & Thrive' report on Moseley business engagement could usefully be shared for the wider benefit of local business. Matt Powell, Revive & Thrive Ltd, had made a verbal report of findings to the MRG on 1<sup>st</sup> March, but members had not yet had the opportunity to see the final written report.

ACTION: HR agreed to request for the report commissioned by the Community Safety Partnership be made available to MRG members and to seek permission for it to be publicly available.

HR

### **3.0 St Mary's Row Meteor site: Marshall's development and the impact on Moseley Village – discussion with James Marshall**

3.1 James Marshall said that he had been approached by M&S two years ago to take over the site development from Tesco, to create for them a 13,000 square foot food court and café. There would be a second smaller non-food A1 retail shop of 4,000 square feet that had not yet been marketed. JM had been in negotiation with a number of doctors and the NHS for some time over the provision of a clinic on the Oxford Road frontage. Pending their deliberations, he had now designed a flexible structure to allow site development to start. Work started in May for building completion in April 2017, with M&S then needing 10-12 weeks for fit-out. The 14 first floor apartments fronting Wake Green Road would be ready in June 2017 and would be offered for sale privately to over 50's. M&S would be employing 40-50 staff locally.

3.2 MRG members raised concerns about parking and traffic congestion. JM said that the development would have 75 or 79 shared parking spaces and in addition he had a long lease on the Network Rail site across the road that subject to planning approval might also be made available for parking. M&S staff would not be permitted to park on site and members were concerned that this would lead to an increase in the level of on street parking in surrounding roads that were already congested. There would be restrictions on the timings for deliveries in consideration of neighbouring residents and peak traffic congestion. JM was aware of potential road safety and congestion concerns at the junction with Oxford Road and the use of the Network Rail site for parking and was liaising with Birmingham Highways and the planning department. Prior to the meeting Austin Barber had emailed his concern for the public realm in the redesign of the roads and pavements, saying that perhaps this should be directed more at BCC, but that it was crucial that redesign led to a better pedestrian environment and priority rather than an over engineered junction with the usual barriers etc. Tony Thapar said that he understood that Highways had to make changes at the junction and that this would include the re-instatement of the pavement across a previous Meteor driveway above the bus stop on the side to Wake Green Road, with no pedestrian island in the middle of St Mary's Row and the re-configuration of the traffic lights; a cost of £100k was suggested for these changes. There was some discussion as to whether the bus stop by the development was to be removed.

3.3 In response to a question from JM, Fiona Adams said that she was impressed by the conduct of the work men on site and Tony Thapar expressed thanks for retaining the tree and tree hoardings; the hoardings were expected to remain until April 2017.

3.4 Alison Millward thanked JM for attending the meeting and said in concluding discussion, that members remained concerned about the likely impact of the development on parking and traffic. The MRG should ask Cllr. Claire Spencer to confirm with the bus company their plans for the stop at Wake Green Road. It was agreed that JM should be sent a copy of the meeting minutes.

TT

#### **4.0 Making Moseley: review of progress since 2014**

4.1 Due to time limitations, it was agreed to postpone any discussion on Making Moseley. At the July meeting members felt that more time was needed to make a full response to the Making Moseley review document.

#### **5.0 Current planning applications and issues**

5.1 Prior to the meeting and in addition to the list of recent planning applications, David Sandison had circulated a brief report to highlight the number of new planning applications and decisions relating to the Local Centre and Primary Shopping Area (PSA). He said that on behalf of the MRG, he had been monitoring the BCC planning department's Moseley PSA Use Class Survey, based on the

survey undertaken in November 2015, with updated information in February and July. The November survey put A1 retail use at 50% for operating businesses and vacant retail properties. There had been small changes noted in February and July and that the position with the opening of Pizza Express, the hotel/bar at HSBC and the approved plans for 19 St Mary's Row for Costa's A1/A3 use would put A1 at 49.41%. It was uncertain whether Costa still planned to go ahead and it was known that the site had been recently advertised to rent. Whilst the opening of M&S and approval for a ground floor commercial unit for 120 Alcester Road may be expected to add to the daytime footfall, maintaining the balance of A1 retail at 50% and over was under considerable threat. DS drew attention to 2016/06946/PA at 123 Alcester Road for Change of Use from A1 retail to A3 café/restaurant use. Members agreed that the MRG should object to this application in line with Moseley SPD Policy EA2 concerned with maintaining A1 retail at a level of 50% or over against the combined A2-A5 uses. ACTION: DS to lodge an objection to 2016/06946/PA on behalf of the MRG and also to draft a letter to Planning to express concerns about maintaining A1 retail use with future applications within the Moseley PSA.

DS

## **6.0 Any other business**

6.1 Alison Millward drew attention to the public consultation over the future of Holders Lane pavilion and site. This would be an open event at Holders Lane Field on Saturday 10<sup>th</sup> September, 12.30-4.30pm, followed by online consultation and another Autumn consultation that would be arts themed.

6.2 Rob Kewley said that he thought there was also a consultation group working on the Golden Lion structure in Cannon Hill Park.

6.3 Alison Millward and Fiona Adams reminded members about the forthcoming local National Heritage open days/week and last minute opportunities for volunteers for Highbury and Moseley Hall dovecot and MP&P ice house.

**Date of the next meeting:** Tuesday 18<sup>th</sup> October, 6.00pm at the Moseley Exchange.

**Schedule of remaining 2016 meeting dates,** Tuesday at 6.00pm:  
29<sup>th</sup> November