

NEW FRANKLEY IN BIRMINGHAM PARISH COUNCIL

At a meeting of the New Frankley in Birmingham Parish Council held at St Christopher's Church Centre, Holly Hill, Frankley, on Monday, 15th September 2008 at 1930 hours.

Present

Councillor Sid Grey MBE (in the Chair)

Councillors Linda Banks, Ian Bruckshaw, Eric Carter, Bill Hollis, Len Lovett, Des Rogers, Geoffrey Stephenson and Stephen Trefor-Jones

Also in Councillor Sue Barton (Longbridge Ward Councillor)

Attendance Councillor Ken Wood (Longbridge Ward Councillor)
Dave Grant (Resident of Brightstone Road)

MINUTES

APOLOGIES FOR ABSENCE

1856 Apologies for absence were received and accepted on behalf of Councillor Karan Bolton (Family Illness), Gareth Griffiths (Illness) and Joanna Walker (Holiday).

DECLARATIONS OF INTERESTS (EXISTENCE AND NATURE) WITH REGARD TO ITEMS ON THE AGENDA

There were no declarations.

PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA

Flooding on Saturday 6th September 2008

1857 Hereon Councillor Sue Barton provided the following update as of 9th September on the flooded properties -

7 Oberon Close - 3 Storey property so only entrance/hallway and garage suffered damage. As a result of the flooding the tenant had no electric or gas although new meters have been fitted. Tenant refused temporary accommodation. Environmental clean completed of the hallway, but unable to do garage as still waiting for insurance company assessor. Advised to contact when able to dispose of damaged goods and BCC will arrange the rest of the clean and for the items to be collected. Sand bags issued.

55 Oberon Close - Ground floor of property flooded. Environmental clean up completed. Damaged goods removed. Base units in kitchen to be renewed. Sand bags issued. Has been provided with dehumidifier and very satisfied with response from BCC.

57 Oberon Close - Ground floor of property flooded. Tenant had cleaned up herself and has gone on holiday for 2 weeks. Advised upon her return if required can arrange environmental clean and dehumidifier. Relative is checking property daily. Advised sand bags available if required.

59 Oberon Close - Ground floor of property flooded. Tenant has cleaned up herself but environmental clean to be completed; dehumidifier to be issued. Sand bags issued. The gully to the rear elevation adjacent outhouse to be renewed and the guttering to the outhouse to be repaired or renewed.

61 Oberon Close - Bungalow. All of property damaged. The tenant is refusing to return to property. Inspected by BCC officers who agreed the property was not habitable. The tenant currently staying with relatives.

63 Oberon Close - Bungalow. All of property damaged. The tenant is refusing to return to property. Inspected by BCC officers who agreed the property is not habitable. The tenant is currently staying with relatives.

65 Oberon Close - Bungalow. All of property damaged. The tenant is currently stopping at the property but requesting a transfer. The tenant only took up occupation 6 weeks ago, moving from London on medical grounds. She has suffered severe emotional distress as a result of the flood. Property inspected by BCC Officers who agreed property not habitable. Tenant has refused temporary accommodation and has chosen to remain in the property as she is worried about how she will cope with her medical conditions and state of mind in unfamiliar surroundings. Spoke to daughter-in-law who is coming from Stoke to talk to her and try and persuade her to take up the temporary accommodation. Environmental clean-up was arranged for today but tenant did not allow them to clean as she had been advised by the homeless team that if they clean up it will make the property liveable and she won't be homeless. Advised her that it could be weeks before she is rehoused and that is a priority to clean the bungalow due to contamination. Will rearrange clean-up for 10/9/08. Sand bags issued. Refused dehumidifier stating it was too noisy.

67 Oberon Close - Bungalow. Visited twice (carded) no response. Have looked through kitchen window - no visible evidence of damage.

69 Oberon Close - Bungalow. Carpets and furniture damaged. Disposed of damaged goods. Sand bags issued. Compensation claim form issued and sand bags.

127 Miranda Close - Ground Floor flooded. New kitchen units to be issued, dehumidifier to be provided. Insurance Assessor called Tuesday 9/9/08 and advised resident all ground floor walls need to be replastered.

125 Miranda Close - Ground floor slightly flooded, no dehumidifier required. New kitchen base units to be provided, sand bags issued.

123 Miranda Close - Resident visited - did not wish property to be inspected, small amount of flood damage did not reach kitchen, offered environmental clean but declined. Sand bags issued.

The Chairperson remarked that the majority of the water which caused the flooding had drained off from the fields behind the properties which were in the Bromsgrove D C authority area and he questioned whether officers of the City Council were talking to their counterparts in Bromsgrove as a matter of urgency regarding a resolution to the problem. In response, Councillor Sue Barton advised that she was aware that Councillor Keith Barton was scheduled to meet the leader of BDC, Councillor Hollingworth, and would be raising the matter of the flooding during those talks.

MINUTES

It was proposed by Councillor Carter, seconded by Councillor Trefor-Jones, and -

- 1858 RESOLVED: That the Minutes of the meeting of the Parish Council held on 18th August 2008, having previously been circulated, were taken as read, confirmed and signed.

MATTERS ARISING

There were no matters arising.

CHAIRPERSON'S ANNOUNCEMENTS

There were none.

CORRESPONDENCE

CENTRO

- 1859 The following letter from Geoff Inskip, Chief Executive of CENTRO, was noted –

(Interleaved document no. 1)

Public Open Space – Adjacent to the High School Playing Field

- 1860 The following email from the Constituency Parks Manager was noted –

(Interleaved document no. 2)

The Dingle Social Club

- 1861 The following copy of a letter from the Management Committee of the Dingle Social Club to its solicitor was noted –

(Interleaved document no. 3)

QUESTIONS

There were no questions

MINUTES OF THE PLANNING, ENVIRONMENTAL, HIGHWAYS AND PUBLIC TRANSPORT COMMITTEE

- 1862 The following Minutes of the meeting of the Planning, Environmental, Highways and Public Transport Committee held on 1st September 2008 were noted –

(Interleaved document no. 4)

REPORTS OF ACTIVITIES OF OTHER ORGANISATIONS TO WHICH MEMBERS BELONG

Police Liaison Tasking Force

- 1863 Councillor Trefor-Jones reported that at the Police Tasking Meeting on 11th September, the following issues had been picked to be tackled by the Police -
- Drug dealing/drug pickups by the old 63 bus terminus;
 - Holly Hill/ Arden Road bus stop; school children behaving badly at end of school day when waiting for and travelling on 61 bus;
 - Anti Social Behaviour (riders of bikes, scooters etc) Ormscliffe Road and Edgewood Road;

Councillor Trefor-Jones added that the Police were still undertaking speed checks on Holly Hill Road.

Frankley Forum

- 1864 Councillor Hollis reported that the Forum had received a letter from the Macmillan Nurses Charity thanking the Forum for the contribution of £78 which was raised from the proceeds of the raffle on the Awards Night. Councillor Hollis added that the Reaside Centre had raised approximately £750 during the last 7 years for the charity.

Ward Advisory Board

- 1865 Councillor Bruckshaw stated that at the WAB meeting, Inspector Thurlow had reported on the three public houses in the area – the designated premises supervisor (DPS) managing the Lickey Banker was going to ‘give it a go’; the brewery operating the Bugle Horn was currently unable to find a Tenant to manage the premises; and the landlady at the Dingle had apparently ‘thrown the towel in’. As the Bugle Horn premises were City owned, it was suggested that the Brewery be approached with a view to giving up the lease and the City’s Housing Department be requested to consider allowing the premises to be used for community use. Councillor Trefor-Jones confirmed that the Police were exploring the

possibility approaching the Housing Department with a view to using the premises for community use.

Councillor Bruckshaw added that Inspector Thurlow produced statistics which indicated crime rates on Frankley were falling.

FLOODING – SATURDAY 6TH SEPTEMBER 2008

The following Advice Sheet which was circulated to Tenants affect by the flooding was submitted -

(Interleaved document no. 5)

1866 Additionally, the content of an email sent out be the City's Resilience Team on Sunday 7th September detailing the actions taken on Frankley and Weoley Castle was submitted –

“ Flooding up-date from the Birmingham Resilience Team (BRT) as follows:

- 09:30 hours - Personnel from BRT/ Housing /Northfield Constituency deployed to Frankley and Weoley Castle to provide guidance and advice to residents whose houses were flooded. Each individual house was visited, provided with verbal advice and an information pack. They were also again offered the opportunity to take up emergency accommodation. Some residents have taken the opportunity.
- BRT has maintained contact with utility companies to ensure power is restored as soon as it is safe to do so and all residents have been advised to either liaise with Housing for safety checks; to liaise with their insurers or to arrange for independent registered electricians to undertake checks on their behalf.
- Communication was maintained with fleet and waste management, who are now working hard to clear street debris and provide bulk waste collection for residents.
- Housing are providing emergency accommodation and ensuring electrical safety checks are undertaken in Council properties.
- All private home owners were also visited and provided with guidance and information.
- The residents were very appreciative of BCC attendance and actions both yesterday and today.
- Sharon Lea maintained an overview of the situation throughout.
- BRT Duty Officers continue to provide 24/7 cover and are continuing to monitor the situation locally and are liaising with BCC services and external agencies.

- Met Office and EA weather forecasts is that more rain is expected in the week. Therefore, I would ask that all services / directorates maintain a high level of readiness.”

Councillor Carter expressed his regret that the system established by the Emergency Team to deal with events such as flooding failed completely on Saturday with the designated emergency telephone numbers not answered. The reinstatement of a system which could be relied on in an emergency was an absolute priority.

The Chairperson reported that the matter discussed at the last Forum meeting and it was felt that the lack of availability of sand bags had contributed to the problem. It had been proposed therefore that arrangements be made to ensure that there was a supply of sand and bags available possibly at the rear of the Parish Office. It was agreed to explore the suggestion.

Councillor Rogers offered the use of the WMSNT Garages on Arden Road to store the sand and bags. However he was concerned that, as a new Councillor, he had no idea how to deal with the problems which arose and it appeared that there had been no one in authority to speak to. It was suggested that, once the Emergency Team procedures were reinstated, all Councillors be provided with an information sheet to include emergency telephone numbers of the various City Departments.

Councillor Sue Barton reported that when the new doors had been fitted on the properties on Oberon Close and Miranda Close, the flood defences had not been refitted. She added that she would be taking the matter up with Housing.

PLANNING APPLICATIONS

There were none

DECISIONS MADE ON PLANNING APPLICATIONS

- A S/03141/08/FUL**
Land at Arden Road, Frankley, Birmingham, B45 0JA
Continued use of site for parking and retention of fence

The Conditions and Reasons relating to the approval for the development were submitted –

(Interleaved document no. 6)

- 1867 Councillor Rogers, whilst welcoming the decision, expressed concern that the approval was only for a 3 year period and that period did not coincide with any of the WMSNT’s current contracts and would hinder the organisation’s efforts to offer long term contracts to its employees. Whilst the WMSNT would continue to lobby for a permanent solution it was of concern that one of the reasons given for the limited period was that the site had been identified for redevelopment when as far as WMSNT was concerned the site had been formally removed from the Frankley Centre development site. When WMSNT had

spoken to the Planning officers it had been told that it would have to reapply for permission in three year's time at which time it was likely that permanent permission would be granted. However, it was the view of WMSNT that in order to enable the Company to make long term plans regarding the future of the Arden Road Depot, it was necessary for the situation regarding the car park to be resolved.

B S/04017/07/FUL

Land bounded by Tessall Lane/Frankley Beeches Road/Egghill Lane/Frogmill Road, Longbridge, Birmingham

Comprehensive redevelopment to provide 476 dwellings, retirement village (176 units), 7 commercial units (Class B1 and B8), 2 retail units (Class A1), park, associated roads, pedestrian routes, open space and landscaping.

1868 The foregoing application has been deferred for Legal Agreement, the details of were contained in a letter from the Planning Officer, the content of which is set out below

I refer to previous correspondence and am writing to advise you that the above application formed the subject of a report to the Planning Committee on 21st August 2008, when comments received in response to the public participation procedure were brought to their attention.

After due consideration the Planning Committee agreed that the proposal was satisfactory, but noted that a legal agreement was required to be completed between the applicant and Birmingham City Council before a final approval could be given to the scheme.

Accordingly, the following recommendations were agreed:

- i. That consideration of application S/04017/07/FUL be deferred pending the completion of a suitable legal agreement pursuant to Section 111 of the Local Government Act 1972 which requires the applicants to complete Section 106 Obligations simultaneously with the acquisition of the each phase of the development site.

The legal agreement will require:

- a) Provision of 32.8% affordable housing units within the development to be a mix of:

10 no. 2-bed rented (Council) bungalows
2 no. 4-bed rented (Council) houses
2 no. 2-bed rented (RSL) houses
3 no. 3-bed rented (RSL) houses
1 no. 4-bed rented (RSL) house
10 no. 1-bed ExtraCare rented apartments
15 no. 2-bed ExtraCare rented apartments
6 no. 2-bed shared ownership apartments
19 no. 2-bed shared ownership houses
25 no. 3-bed shared ownership houses

14 no. 4-bed shared ownership houses
23 no. 1-bed ExtraCare shared ownership apartments
57 no. 2-bed ExtraCare shared ownership apartments
3 no. 1-bed low-cost apartments
6 no. 2-bed low-cost apartments
8 no. 2-bed low-cost houses
5 no. 1-bed ExtraCare apartments
5 no. 2-bed ExtraCare apartments

In the event that only Phase 1 or only Phases 1 and 2 of the development are implemented a commuted sum payment equivalent to the full provision of affordable housing per phase on the site i.e. (32.8%) shall be paid.

- b) The laying out and landscaping of the open space provided on site, to include a Multi Use Games Area, youth shelter and junior play area, to an agreed specification. A financial contribution of £256,250 (index linked) for the maintenance of the on-site public open space and play equipment for a 15 year period. Off site contribution of £418,880 (index linked) for the provision, improvement and maintenance of public open space in the Longbridge ward. Sum to be paid on a phased basis as follows: Phase 1: £174,320, Phase 2: £33,360, Phase 3: £211,200.
- c) A financial contribution of £250,000 (index linked) towards secondary and primary education provision in the area. Sum to be paid on a phased basis as follows: Phase 1: £171,025.10, Phase 2: £31,903.77, Phase 3: £47,071.13.
- d) A financial contribution of £50,000 for environmental enhancements to the existing shopping parade on Egghill Lane, works within the public realm to include for example new paving, parking, lighting, street furniture and planting. Sum to be paid on commencement of Phase 2.
- e) A financial contribution of £50,000 towards employment related training initiatives operating within the vicinity of the development site. Sum to be paid on commencement of Phase 1.
- f) Submission and implementation of an agreed marketing strategy and timetable for the development of the Commercial/Business and Retail sites prior to the commencement of the development.
- II. That in the event of the legal agreement being completed to the satisfaction of the Local Planning Authority within 3 months of the Committee date, favourable consideration be given to application S/04017/07/FUL, subject to the imposition of suitable safeguarding conditions.
- III. That the Chief Legal Officer be authorised to prepare and seal the appropriate legal agreements.
- IV. In the event that the S111 legal agreement relating to recommendation I is not completed within 3

months of the Committee date, the application be refused for the following reason:

The development does not include the provision of affordable housing, open space or education provision and therefore would be contrary to Policies 5.20B-D, 5.37A-G, 8.50-8.54 of the Birmingham Unitary Development Plan (2005), Supplementary Planning Guidance 'Affordable Housing' (2001), Supplementary Planning Document 'Public Open Space in New Residential Development' (2007), Egghill Supplementary Planning Advice (2005) and PPS3.

- V. That no objection be raised to the stopping-up of part of Lower Beeches Road, part of Gorsymead Grove, Handley Grove and Topland Grove, the extinguishment of the footpath linking Topland Grove and Lower Beeches Road and the footpath linking Frogmill Road and Lower Beeches Road and the associated footways and footpaths within the development as shown on drawing no. 6424/035 Rev L and that the Department for Communities and Local Government (DCLG) be requested to make an Order in accordance with the provisions of Section 247 of the Town and Country Planning Act 1990.

LONGBRIDGE AREA ACTION PLAN

There was nothing to report.

FRANKLEY CENTRE DEVELOPMENT

There was nothing to report.

TRANSPORT MATTERS

There was nothing to report.

ITEMS FOR INFORMATION ONLY

Accumulation of rubbish outside the Wareham Road Shops

- 1869 Councillor Linda Banks reported that the area in front of the Wareham Road shops was in a disgusting state and needed cleaning. Councillor Trefor-Jones stated that the shopkeepers were supposed to keep the area clean as part of planning conditions. It was agreed to refer the matter to the Housing Officers with a request that the area be thoroughly cleansed.

Access to development site – corner of Arden Road/New Street

- 1870 Councillor Hollis requested that bollards be installed across the entrance to the development site to prevent access as apparently a vehicle had driven onto the site and then got stuck.

PAYMENTS

Schedule of Payments

The following Schedule of Payments was submitted -

(Interleaved document no. 7)

It was proposed by Councillor Carter, seconded by Councillor Trefor-Jones and –

1871 RESOLVED: That the payments, as set out in the Schedule now submitted, be approved.

LOCAL ISSUES RAISED BY MEMBERS OF THE PUBLIC

There were none.

The meeting ended at 2017 hours

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Chairperson