

**NEW FRANKLEY IN BIRMINGHAM PARISH COUNCIL**

At a meeting of the Planning, Environmental, Highways and Public Transport Committee held at the Parish Council Offices, 12 Arden Road, Frankley on Monday, 26 November 2007 at 2000 hours.

Present

Councillor Ian Bruckshaw (in the Chair)

Councillors Linda Banks, Gareth Griffiths, Geoffrey Stephenson, Stephen Trefor-Jones and Geoffrey Williams

**APOLOGIES**

There were none.

**MINUTES**

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

- 141 RESOLVED: That the Minutes of the meetings of the Planning, Environmental, Highways and Public Transport Committee held on 2 July 2007, having previously been circulated, were taken as read, confirmed and signed.

**PLANNING APPLICATION**

**S/04017/07/FUL**

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

**Comprehensive redevelopment to provide 478 dwellings, retirement village (176 units), t commercial units (class B1 and B8), 2 retail units, associated roads, pedestrian routes, open space and landscaping.**

The detailed planning application of the proposed development was made available for Members' consideration at the meeting.

Hereon, Councillor Trefor-Jones declared a Personal Interest in the application in that he lived opposite the proposed development.

A lengthy and detailed discussion ensued during which the Members agreed to object to the Application on the following grounds:-

- (i) The density of the proposed development was felt to be too high and, if agreed, the numbers of anticipated residents would place considerable pressure on the existing infrastructures of the

surrounding neighbourhoods (schools, health provision, community facilities);

- (ii) The 'Home Zones' providing vehicular access to the internal road network from Frogmill Road , Tessall Lane and Raven Hays Road, should be blocked off at one end so as to allow only pedestrian access in order to prevent the 'Home Zones' becoming 'Rat Runs';
- (iii) As there was already a problem with speeding traffic on Egghill Lane and Frogmill Road, with the increased traffic generated by the development, in the interests of traffic safety it was felt that the proposed 'Mini-Roundabout' at the junction of Frogmill Road and Egghill Lane should be changed to a 'Full' Roundabout to slow the traffic using Egghill Lane making a safer junction; further, that a 'Full' Roundabout should be installed at the junction of Holly Hill and Frogmill Road in order to slow traffic through that junction;
- (iv) In view of the Industrial Units which were currently vacant in the immediate area (Arden Road and Tay Road) and in the light of the proposal to build further units on the former MG Rover site, it was felt that the proposal to build 7 industrial units on the development site could not be justified and that accordingly, the land should be used for housing development to reduce the overall density of the development and also allowing Frogmill Road to be realigned so that it exited on the Tessall Lane, Rubery Lane and Hollymoor Way roundabout;
- (v) Whilst welcoming the proposed tree planting on the development, Members were disappointed at the loss of a number of mature trees; however, given the lack of a maintenance programme for those trees on Frankley which were originally planted close to properties when the estate was built and which were now causing problems, it was felt that there was a need to ensure that provision was made for a proper maintenance programme;
- (vi) There was concern that it appeared that areas of the play area would be screened by trees and it was felt that parents should have an unrestricted view of the playground to ensure the safety of children using the area.

1142 RESOLVED: That the foregoing comments be referred to the Planning Department.

It was also agreed that a copy of the letter sent to the Planning Department setting out the Committee's views be sent to each Member for information.

The meeting ended at 2100 hours

Chairperson