



3rd July 2026

Dear Planning Department

APPLICATION NUMBER(s) 2026/02023/PA & 2026/02346 /PA

Following the Parish Council Planning Committee meeting held on **Friday 29 June**, attended by Cllr Fitzgerald, Cllr Bradley, Cllr Walker and Cllr Johnston, the Committee discussed the above planning application in detail and wishes to formally object to the proposal for the following reasons.

Application Number 2026/02023/PA

Comments on the Alternative Proposal for 5No. self-contained flats

The Committee also wishes to comment on the alternative suggestion that the original site could instead be converted into residential accommodation.

1. Over-Concentration of HMOs

Frankley already has a significant concentration of Houses in Multiple Occupation (HMOs), with over 48 HMOs currently operating within the area, excluding properties providing accommodation with landlord or support-worker supervision.

Further HMO development would contribute to an over-concentration of this type of accommodation, creating an imbalance in the local housing mix and potentially harming community cohesion and the long-term sustainability of the neighbourhood.

2. Waste Management Concerns

Additional HMO accommodation would inevitably generate increased levels of household waste and recycling.

Frankley already experiences issues with refuse storage and collection, and further HMOs are likely to result in multiple wheelie bins being stored on the street, creating visual clutter and placing further pressure on already inadequate waste management arrangements.

3. Occupancy and Support Arrangements

The Committee would welcome clarification regarding the intended occupancy of any proposed residential accommodation.

Specifically, we request confirmation as to:



- Whether the accommodation would be for private tenants or supported accommodation.
- Whether residents would require supervisory support.
- What management and support arrangements would be in place to ensure the accommodation is appropriately managed.

While we recognise the importance of providing affordable housing and supported accommodation for those in need, Frankley is already making a substantial contribution in this regard. The area currently accommodates a disproportionately high number of HMOs, with approximately one HMO located every two roads.

4. Flooding and Fly-Tipping

Finally, there are longstanding concerns regarding flooding and fly-tipping within this locality. Both issues are well documented and continue to affect the area. Any additional development should carefully consider the cumulative impact on these existing environmental problems.

Application Number 2026/02346/PA

Objection to the Proposed Retail Unit

1. Lack of Need for an Additional Convenience Store

The Committee believes there is no demonstrated need for an additional convenience retail unit at this location. The area is already well served by a number of existing shops within easy walking distance of the proposed site.

Existing retail provision serving the Frankley Estate includes:

- A convenience store on Holly Hill Road.
- A convenience store on Wareham Road.
- A supermarket on Arden Road.
- Three convenience stores located at the roundabout at the top of Frankley Beeches Road.
- A convenience store on Deelands Road adjacent to the estate.

Many of these facilities are closer to local residents than the proposed retail unit and already adequately meet the shopping needs of the community.



2. Concerns Regarding Anti-Social Behaviour

The Committee has significant concerns that, should the proposed retail unit be licensed to sell alcohol, it would result in two alcohol-selling premises operating within a very short distance of one another. This has the potential to increase anti-social behaviour, including public drinking, littering and the accumulation of discarded cans and bottles, which would have a detrimental impact on the appearance and amenity of the surrounding area.

3. Impact on Residential Amenity

There are existing residential properties situated above the current retail premises. The additional traffic, customer footfall, deliveries and general activity associated with another retail unit are likely to increase noise and disturbance for those residents.

These concerns would be significantly exacerbated if the premises were granted extended or late opening hours.

4. Impact on Vulnerable Residents

The Committee also wishes to highlight the presence of vulnerable residents within the immediate vicinity of the proposed development.

Adjacent to the Lickey Banker site is Kintyre Close Sheltered Accommodation, which provides housing and support for vulnerable adults. In addition, Lyttleton House Care Home on Ormond Road is located close to the proposed retail unit and provides accommodation and care for vulnerable individuals.

The potential increase in noise, traffic, alcohol-related activity and anti-social behaviour could have a disproportionate impact on these residents, and this should be given significant weight when determining the application.

We respectfully request that these objections are given full consideration when determining the application.

kind regards

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