

Kingstanding Ward Meeting

WARD: Kingstanding	DATE: 11 th April 2019
VENUE: Kingstanding Leisure Centre	START/FINISH TIMES: 7.00pm to 8.30pm
COUNCILLORS: Gary Sambrook and Ron Storer	NOs OF ATTENDEES: 100+
OFFICERS IN ATTENDANCE: John Mole , Clive Skidmore Assistant Director for Housing and Jaswinder Didially - Head of Service, Education Infrastructure	VISITING SPEAKER(S):

WARD PRIORITIES – To be agreed at a future meeting

MATTERS DISCUSSED AT THE MEETING INCLUDING LOCAL CONCERNS:

1. Introduction's and Notice of recording

2. Consultation on the proposed Housing Development at Burford Road Playing

Background information

Burford Road site is a 12 acres green field site.

- It's not laid out as a park it's an unattached school playing field.
- Birmingham City Council are looking to develop two thirds of the site and keep one third as a park with playing pitches .This would provide 148 new homes of a high quality which would range from 2/3 and 4 bedrooms, with appropriate parking and would be a mix of 50% available for rent and 50% for sale .Clive went on to say that the design of the homes would be such that they would blend in with the existing housing in the area.

Councillor Sambrook started the proceedings by stating that due to various local objections he had asked that the proposal be reviewed by the relevant Scrutiny Committee (Scrutiny Committees are responsible for reviewing decisions within the City and making the relevant Cabinet Member accountable for the decisions they make).

Jaswinder Didially - Head of Service, Education Infrastructure advised the land was in the portfolio of Education and the site currently costs £21,000 in maintenance costs. Councillor Sambrook expressed concern at such a high financial rate and asked for a copy of the maintenance agreement with Birmingham City Councils Contractors. **ACTION JASWINDER TO SUPPLY A COPY OF THE GROUNDS MAINTENCE AGREEMENT TO COUNCILLOR SAMBROOK.**

Jaswinder advised that should Birmingham City Council's Cabinet agree for a change of usage the final decision of the change of usage of the land did not rest with Birmingham City Council but with the Secretary of State for Education. Birmingham City Council will have to apply to the Secretary of state and adhere to the Section 77 of the School Standards and Framework Act 1998.

Section 77 of the Schools Standards and Framework Act

Under section 77. The Secretary of State will consider the overall balance of benefit of the disposal against expected gains, to pupils and existing community users. The criteria applied to the decision will include the area guidelines for a school's

Applications for consent to dispose of playing field land should include a detailed assessment of how the proposal would affect the provision of the sports curriculum, and show clearly how the curriculum will be met if consent is granted. Evidence has to demonstrate that the curriculum needs are met at the school seeking to dispose of playing field land and any other school using the land.

As part of the consultation exercise, there is a need to identify if any primary schools and special schools within half a mile, or secondary schools within a mile of your site, do not meet the DfE's published area guidelines for playing field land. If any of them do not, evidence must be provided from the governing body of those schools that they do not need the land which is proposed to be dispose of.

Where proposals include a permanent loss of playing fields, it has to be demonstrated that any existing after-school activities will not be adversely affected.

Where proposals displace any current authorised community users, it has to be shown how the proposals would affect them and, in particular, whether their activities can realistically be moved elsewhere on reasonable terms. If realistic alternative venues cannot be provided, the Local Authority should give reasons why the Secretary of State should grant consent. Where fencing off of playing fields has already displaced formal community users, you will need to provide evidence giving reasons why the playing fields were closed to those users, and whether the alternative arrangements made are suitable.

With regard to a question of how any extra revenue would be utilised by Birmingham City Council Jaswinder advised that The Secretary of State has the discretion to direct what any sums from the disposal of land ("disposal proceeds") are to be used for, including that all disposal proceeds are paid to the Secretary of State

Local Concerns

A number of local concerns were raised including

Residents felt that fees and charges had increased on the site intentionally to make using the land impossible for some of the smaller groups and local clubs.

- The site is currently well used by the local community and has been for well over 20 years.
- Local schools don't have green field sites for sport so the field is needed. (Councillor Sambrook confirmed that Kingstanding's Green Space was already below the acreage that is considered acceptable via Birmingham City Councils Open Space Policy).
- How does building on the sports field fit with the Commonwealth games legacy?
- The extra impact on transportation infrastructure will have an adverse on the local community.
- There is the possibility that there is an existing covenant on the site that would make any change of useage illegal. **ACTION JASWINDER TO GET A COPY OF THE COVENANT FROM LEGAL SERVICES AND PASS ON TO THE TWO LOCAL COUNCILLORS**
- Consideration should be given to the site being given "Parks Status" **ACTION COUNCILLOR SAMBROOK TO INVESTIGATE THE PROPOSAL**

The next steps

Local Consultation to be conducted via Councillor Sambrook and Councillor Storer who will keep all the local residents updated as to progress. Councillor Sambrook asked for a number of local volunteers to be aprt of an action group set by the ward councillors. He also advised that when it was appropriate for objections to be registered the more individual objections the Planning Committee the better the case he would for arguing against the proposal

ACTIONS

JASWINDER TO SUPPLY A COPY OF THE GROUNDS MAINTENCE AGREEMENT

JASWINDER TO GET A COPY OF THE COVENANT FROM LEGAL SERVICES AND PASS ON TO THE TWO LOCAL COUNCILLORS

COUNCILLOR SAMBROOK TO INVESTIGATE THE PROPOSAL

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