

Joint Erdington and Perry Common Ward Meeting

WARD: Erdington and Perry Common Ward Meeting	DATE: 21 st January 2019
VENUE: Holly Fields Sports Club , Woodacre Road	START/FINISH TIMES: 7.00pm
COUNCILLORS: Erdington Ward Cllrs Alden and Moore and Perry Common Ward Cllr Beauchamp	NOs OF ATTENDEES: 68
OFFICERS IN ATTENDANCE: Lesley Bannister Community Governance Manager , Tony White Area Manager for Planning and Mohammed Akram Case Officer for Planning .	VISITING SPEAKER(S):

MATTERS DISCUSSED AT THE MEETING INCLUDING LOCAL CONCERNS:

1. Introduction and Notice of recording - Cllr Moore

2. Declaration of Interest – Cllr Moore and Cllr Beauchamp declared that were members of the Planning Committee and therefore would not be voicing any opinions and Cllr Robert Alden declared that he is a Governor at St Barnabas School.

3. Former Cross keys Site Planning application for a 22 Bedroom H.M.O – Cllr Moore updated the meeting by announcing that the application had been refused.

Planning application for a Housing Development on the site of the former Nock Brick worker by Persimmon

4. Cllr Moore started this item by saying that the developer and their agent had been invited to the meeting which they had initially accepted, however they had since retracted the acceptance which he felt was disappointing. Cllr Moore read out an email explanation from the developer which also included an offer to meet with Councillors “Persimmon along with our consultants are happy to meet with the Erdington Ward Committee Members and Councillors to present the revised remediation strategy for the site, if they wish to suggest some dates and times. Regarding tonight’s meeting, if the committee wish to collect questions and issues from the Public we are happy to respond to them appropriately.” Councillor Moore then went on to introduce Tony White Area manager and Mohammed Akram Case officer from Birmingham City Planning department.

Tony White said that this application had been received 6 weeks ago and was part of a 13 week process .He said that the consultation process had ended on the 10th January however submission could be made up to the discussion day of the 7th March .He said that he and Mohammed were here to listen and note resident’s concerns .

Councillor Alden gave a synopsis of planning and environmental history of the former Brickwork site that had been used as a landfill site during the 1960’s for all types of materials including asbestos and medical waste. The currently application that is open for consultation was the second from Persimmon , the previous application had been granted approximately two years ago with 18 planning conditions attached .The currently application had a different remediation strategy for the development which changed how the site would be cleaned of harmful waste .He went on to say that there are currently 89 different documents on line with regard to this application .Councillor Alden then went to draw the public’s attention to the agenda which had a copy of the site map , BCC web address containing information for residents to enable them to access all the information with regard to the application, as well as contact email address for them to make their own submissions if they wished. Councillor Alden added that officers would also be making notes on tonight’s

meeting that would be forwarded as part of the Consultation process. Before the discussion started Cllr Moore read out the planning statement to the residents which included that there would be 194 dwellings comprising of 2/3/4 units, which incorporated 32 apartments and that all residents would have one parking space, with most residents having two parking spaces and that the entrance to the development would be via Holly Lane.

The following questions, concerns and issues were raised by the local residents.

1. This new application is completely different from the one granting permission in 2001 by the Secretary of State, when Birmingham City Council had refused Planning permission, should this go to the Secretary of State.? **Reply from Councillor Alden – This is a brand new application therefore no.**
2. What's changed so that Persimmon need now only to do a 4 meter skim on the land rather than a 6 meter skims as in the previous application? Is it a safety concern or the cost or technical reason?
3. Many concerns were raised with regards to hazardous and toxic waste being released into the atmosphere and water course, residents sought clarity as to whether the environment agency knew what toxins and hazardous waste was under the site .One resident asked the specific question: had the site ever been tested for radioactive material as he believed that some of medical waste could have been radioactive.
4. Many residents were of the opinion that no remediation measures were safe and that the site should be left undisturbed.
5. Residents of Holly Park drive had three comments :- When the trees were removed from the site why weren't we notified ;What is going to be the effect on the already over stretched Schools and Doctors and is there going to be any entrance on to the proposed estate from Holly Park Drive. Comments noted by officers and Cllr Moore explained the site map and boundaries and said as far as he could ascertain there was only one entrance which is from Holly Lane.
6. Residents were concerned about the impact on their health from the increased traffic , from dust and contaminants
7. Residents of Holly Dale Road complained that the current level of traffic congestion on Holly lane at all times of the day was unbearable but with the addition of lorries and site working this work have a massive impact on them exiting Holly Dale Road (made worst by the traffic calming measures) plus they added they were concerned about contaminated dust particles from the side and the affects that would have on the health
8. Japanese Knot weed - Residents claimed that the knot weed had not been got rid of and that when the contractor was on site the chemicals they were

using could be smelt by the residents – *Share with Environmental Health and send on to persimmon.*

9. Who is responsible for the metre strip around the site *Answer by Cllr Alden - Persimmon*
10. Residents were concerned about potential damage to their property from piling on the site.
11. A resident of Ewell Road was concerned about sinks holes and subsidence.
12. Another resident said that the land was Marsh land and a spring ran next to the site hence the name Spring Lane .He said as a child he had witnessed dumping including animal waste from the 1967 foot and mouth outbreak. He went on to say that Dunlop used to dump by products on the site and believed the site was toxic and should never be dug up.
13. Residents were concerned about polluted water running from the site into both the open convent and the ponds that will be sited on the proposed development. One resident said that following work carried out last year his Garden had since flood for the first time.
14. One resident asked that if the Environment agency for example were to ask for additional reports from Persimmon by way of further investigation would these become public documents? The case officer said he believed they would not.
15. Residents also pointed out that there are currently rights of way on the site and they don't appear to be mentioned in any documentation
16. Removal of chicane on Holly lane, resident's considered it to be currently ineffective and would add to the congestion problem not relieve it
17. Residents pointed out that the air monitoring report was from sampling of free flowing air not from an accumulation of dust particles which would be more likely to cause a problem to residents health in their homes .They also pointed out that there are the three local schools that would be affected by the dust particle one resident said "dust doesn't respect fences ".
18. Residents sort reassurance that the environmental health issues would be taken into account and on enforcement of conditions being adhered too. Tony White gave those re- assurances to the residents.
19. Finally a resident commented on the use of a protective membrane as part of the remediation, his concern was could this membrane be damaged when home owners extend their properties?

Cllr Alden raised the following concerns:

1. The proposed use of a private management company for the maintenance of the roads, foot paths and lighting on the development for the longevity of the site which would be approximately 125 years.
2. The air pollution report cited the effect on High Claire Schools some 2 kilometres away ,Cllr Alden said surely the report should give the effects on the four local schools to the site including the nearest which is St Barnabas only 400m away.
3. Air quality from dust building up in dwelling is RAG rated red.
4. The application should be rejected because of loss of Public space.
5. Noise pollution to the residents during the site remediation and building phase.
6. During the construction the surrounding areas should be monitored for all pollutants in the air and water, everyone knows the stuff on this site is not pleasant.
7. Water piling will cause issues too, how will the risks be minimised and what is the safest way?
8. Safety of the pond water on the development.

Cllr Moore closed this section of the meeting by thanking all the residents and officers for their attendance, he said that all the residents comments had been noted by the officers and would form part of the consultation.

A.O.B

Residents raised the following issues

- Speeding on Holly Lane – Cllr Moore to contact local Police team
- Graffiti and tagging around Station Road Erdington –Cllrs to report on residents behalf
- Parking on the Grass verges in Ewell Road – Cllr Moore to investigate.

ACTION –	WHO	BY WHEN
1. Notes from this meeting to be forwarded to the Planning to for part of the Consultation process. 2. Graffiti and tagging around Station Road Erdington 3. Speeding on Holly Lane 4. Parking on the Grass verges in Ewell Road	Ward Cllrs and Governance Manager Ward Cllrs Cllr Moore Cllr Moore	31 st January

Councillors (s) Signed:

Councillor(s) Name(s) (please print):

FINAL DRAFT

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