

# THE MOORPOOL DUCK

Residents' Newsletter

Issue No. 22

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## CONSERVATION UPGRADE ACHIEVED . . .

### BUT MORE YET TO DO !

At long last the upgrade of the estate's conservation status to a 4(2) level has been achieved. The announcement came in the newspaper in mid December with a long - awaited letter from the Council to residents confirming this.

This does not mean we have achieved everything that last year's General meeting of Residents wanted to achieve, in terms of preserving the character of the estate and preventing its decline with inappropriate and unacceptable alterations. It is however a very important first step on the way to that goal.

In essence this means that the previous "permitted development rights" do not exist any more. Planning approval is now required for any changes to properties on the estate. Planning permission is thus needed for the following:-

- 1 Erecting, altering or removing a chimney
- 2 Enlarging, improving or altering a house.
- 3 Altering a roof slope

- 4 Altering, enlarging or improving an external door or window
- 5 Inserting any hard surface for any purpose (eg parking surface/ drive)
- 6 Installing a satellite dish on a house or other building
- 7 Erecting or altering a gate, wall , fence or hedge
- 8 Demolishing a gate, wall, fence or hedge
- 9 Creating a means of access to the highway
- 10 Painting the exterior of a dwelling house or building

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## GRAINGER PLANS

Earlier this week an anonymous circular was distributed around lower Moorpool Avenue and Margaret Grove outlining "plans" for the development of the Valley Site, and demanding to know why Residents had not been informed of the details of the "plan". This unsigned document contains many inaccuracies and seems calculated to create worry and uncertainty.

At the moment the reason Residents haven't been informed of Grainger's plans is that **NO** definite plans have been made or presented.

The group which worked on the upgrading of the estate's Conservation status continues to meet in order to oversee the formulation of Grainger's

development proposals for the estate.

To remind readers, or inform new readers, the composition of the group is as follows; (chair) Mike Whitby, local Ward Councillor and leader of the City Council, 7 local residents (including the chair of the Allotment Association), 4 members of the Residents Association, a representative of the Harborne Society, plus the Head of the City Council's Conservation Department, and Representatives of Graingers plc.

This group meets approximately every 6—8 weeks and continues to discuss the main areas of concern on the estate - any new residential building, garages and traffic management, as well as the position of allotments and open spaces.

At present Graingers have outlined areas where they are considering some form of development. The main areas are the Valley site, the old Builders' Yard and the garage site behind the corner of Margaret Grove and Ravenhurst Road.

It should be stressed that, at the moment, this is a consultative process between the "group" and Graingers and that no definite plans have been made.

Graingers have undertaken to bring detailed plans to the late Feb/early March meeting (date to be fixed) for discussion. The next issue of the Duck, after this meeting, will detail these proposals for Residents to consider and comment on.

It is envisaged that this will be part of the planning and consultation process

**- not the end !** When Graingers have their final proposals ready, they have undertaken to mount an exhibition/display in the Moorpool Hall with plans, photos, models etc. of the proposed development and to hold a public meeting to consult with all Residents. We hope that this meeting will be chaired by the leader of the City Council.

Although there are no definite plans at this stage, early discussion in the group has seen Graingers take on the view of the Residents Committee that if any development is to take place (which realistically it will), then it must have a mixture of allotment/open space and parking provision built in, so that areas are not just infilled with residential building.

The Residents Committee would like to assure Residents that they are keeping a very tight watch on the "development" process, both in meetings and on the ground. Whenever actual information is available it will be shared with the Residents. If any Resident would like to comment on these matters, the Committee would be delighted to receive such views (via the Association Letter Box in the Circle Stores.) All points made will be noted and brought into the discussion process.

Nothing is being decided "behind closed doors". The Residents Committee is working hard on your behalf to protect the best interests of the estate and its residents.

## **FINAL QUACK.**

### HEALTH WARNING

Beware unsigned handouts! They can cause unnecessary anguish and worry.