

MOOR POOL *DUCK*

Newsletter of Moor Pool Residents' Association

Issue No 5

OCTOBER 1996

OUTLINE PLANNING APPLICATION FOR MARGARET GROVE ALLOTMENTS

Bradford Property Trust have submitted an outline planning application for the possible residential development of the land once used as allotments at the end of Margaret Grove. Reactions to the proposal have been mixed. Over 300 residents have signed a petition organised by Carol Hughes, expressing their objection to the proposal. She writes:

"Idealistic in its conception, the Harborne Tenants Estate is unique in the way it has so far resisted the economic imperative to maximise profits. Apart from one obvious addition in Wentworth Gate, the Estate is essentially the green and leafy environment it was meant to be. When Bradford Property Trust bought Harborne Tenants Ltd, BPT's Chairman described the estate as 'The jewel in the crown' of his company. Well, that's nice, but it's more than that. It's an important piece of Birmingham's architectural and social history.

I think we all wanted to believe BPT's chairman when he assured us that his company had no plans to build on the estate. Given recent developments, it has to be asked, why have they changed their minds? Why weren't the Residents Association kept properly informed? And should these proposed dwellings be allowed, will they become the precedent for yet more building on the estate.

There have been changes in the uses to which the green areas have been put. The area at the bottom of Margaret Grove which BPT is proposing to build on was originally a green on which a maypole used to be erected. During the first world war, the land was properly required for allotments. If it is true that demand for these allotments has declined, why not re-instate a communal green area?

I know my feelings represent the majority view on the estate, less than a dozen residents felt unable to sign a petition against the development. (nearly 300 residents signed) It is

unfortunate that the relationship between BPT and estate residents has made a false start. We need a shared vision, which includes the concept of BPT as trustees of this idealistic development"

Your committee has had no letters in support of the application, and nor have any alternative proposals for the use of the derelict land been suggested.

MEETING WITH B.P.T. DIRECTORS

Your Chairman and other members of your Committee met with Philip Warner, Chairman of BPT, his joint Managing Directors and Peter Jordan on August 29.

The meeting discussed wide ranging issues, many based on the results of the questionnaire to which numerous residents responded. Although agreement was not reached on every point, it was friendly and constructive. The full minutes will shortly be available at the Post Office.

Some topics discussed included:

- the BPT executive will consider with Peter Jordan lighting and security for garage areas, the efficiency of the maintenance department, and options for the vacant shop at the circle.
- BPT will endeavour to ensure that where appropriate, HT supports representations made to third parties by tenants and freeholders concerning the estate, whether individually or through the Residents' Association.

- BPT hoped that it would be agreed that while it may be that standards on the estate have declined, any decline has been over a much longer period than the 15 months of their ownership.

They reiterated that BPT's involvement in HT should be considered as a long term investment, and that is was as much in their interest as in the residents' to ensure that the estate remains a desirable location.

They will always consider any proposals put forward, although the balance must be struck between benefit and cost.

PROPOSED TRAFFIC MANAGEMENT SCHEME

At a recent meeting, the Committee heard a report by Nigel Bartram on the latest proposals from the Transportation Department.

The proposals are drastic and far reaching, and whatever work is carried out will not please everyone. After considerable discussion, the following points were considered the best compromise, and it is believed have the support of the great majority of Residents:

- **The scheme will greatly increase the traffic flow down Wentworth Road, and the traffic congestion around Station Road School.** Everyone regrets this, but no practical alternative is available.

- **That Margaret Grove and Moorpool Avenue should be blocked off at the junction of Park Hill Road, and made one-way.** The effect of this will be to make life much more bearable for residents of those two roads, and to stop commuters coming through the estate.

- **Traffic calming measures should be applied to Ravenhurst Road, with pelican crossings for pedestrians, especially schoolchildren.**

- **Light entry treatments to be installed at the top of Carless Avenue and other entry points to the estate.**

- **No road humps or speed bumps now need be nor should be installed.** This will maintain the character of the estate.

This decision will be conveyed to the Transportation Department.

NEW MEMBERS OF THE COMMITTEE

The first Annual General Meeting of the Residents' Association was held in the Moor Pool Hall on Thursday, July 11th.

The well attended meeting heard reports from the Chairman and from the Treasurer. The Chairman and members of the Committee dealt with many questions from the floor.

Following the AGM, we welcome four new members to the Committee: Tim Beavis, Vance Cunningham, Jackie Holder and John Kerr.

PARKING ON VERGES

Following the comments in the last issue of 'The DUCK' about parking on the grass verges, residents and visitors seem to have taken heed of the warning. As winter approaches, the verges

become softer and even more susceptible to damage, so please be extra careful and vigilant.

TENANTS EMERGENCY REPAIRS & PLUMBING

Harborne Tenants ask any tenant who has any kind of maintenance or repair problem to contact them at the office during normal working hours, and they will respond as quickly as possible.

If you have a **GENUINE EMERGENCY**, then your first point of contact outside of office hours is **Michael Lacey**, on **684 3701**.

GARDEN BONFIRES

Residents who start bonfires sometimes have little regard for the irritation caused to others by the smoke. **The legal position is that neither tenants, under the terms of their rental agreements, nor freeholders, under the terms of their covenants, are permitted to have bonfires in their gardens.**

However, they may be tolerated if residents' follow some common-sense guidelines:

- have them late in the day, when washing has been taken in and windows are closed

- keep them small, and away from boundary fences.

- burn only dry garden waste, not wet leaves or old rubber under-lay.

- don't have them too often.

MEMBERSHIP SUBSCRIPTIONS:

If you have not yet paid your annual membership subscription to the Association, please write your name and address on an envelope, put £2 inside, and leave it at the Post Office, for the Treasurer.

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