



**COMMUNITY WORKING GROUP MEETING MINUTES**  
**Planning & Regeneration Services including Building Consultancy**  
**Wed 5<sup>th</sup> Sept 2018 2.00pm – 4.30p.m. ROOM 134**

<b>ATTENDEES:</b>		
<p><b><u>Borough of Poole Attendees:</u></b>            Richard Genge (RTG) Development Services Manager            Nick Perrins (NP) Policy Manager            Monika Kwiatkowska (MK) Planning Officer</p> <p><b><u>Community Groups / Resident Associations Attendees:</u></b>            Ken Bearcroft (KB) Parkstone Bay Association            Dugald Eadie (DE) Branksome Park and Canford Cliffs Residents Association            Corinne Lewis (CL) Viewpoint Residents Association and Neighbourhood Watch            Mike Pearce (MP) Society for Poole            Brian Finch (BF) Friends of Harbour Reach            Gerald Rigler (GR) CPRE and Broadstone Neighbourhood Forum            Graham Whitehall (GW) Dorset Lake Residents Association            Sue Chapman (SC) Poole Agenda 21            Chris Allenby (CA) Poole Quays Forum and Poole Old Town Conservation Group            Bob Allam (BA) Association of Residents of Canford Heath</p> <p><b><u>Apologies External:-</u></b>            Malcolm Tyler (MT) Lake Residents Association</p>		
<b>Item</b>	<b>Description</b>	<b>Action</b>
1.	<p><b><u>Around the Table Introductions</u></b>            RTG welcomed all to the meeting and there were introductions around the table.</p>	
2.	<p><b><u>The last regular meeting on Dec 2017</u></b>  <b><u>Asda Car Park</u></b>            The three hour parking rule has now been enforced and Asda has started to charge for parking.</p> <p><b><u>Email Test - Brian Finch</u></b>            Complete and BF receiving emails.</p> <p><b><u>Area Near Quay (RNLI - Whitecliff and relating Town Village Green Application)</u></b>            KB asked RTG and officers concerned for correspondence relating to the issue around the area near the Quay from RNLI to Whitecliff, the related Town Village Green application and the request to register the area as a Field in Trust site.  <b>Action: KB to submit a request under the Freedom of Information Act (and advised by RTG to ensure information was specific).</b> <i>(Post meeting note: Unfortunately Ken Bearcroft has sadly passed away and this will need to be reviewed at the next Community Working Group Meeting.</i></p>	KB
3.	<p><b><u>The Community Working Group Terms of Reference</u></b>            RTG read out the TOR from the first regular working Group from Sept 2017 as follows:  <b>"To work together in the best interests of Poole to ensure that the community and Borough of Poole achieve quality sustainable environment outcomes in an open and transparent way".</b>            Those present agreed with the above Terms of Reference.  <i>(Post meeting note: There was a proposal in an email from BF to amend the TOR- to be brought back to the next meeting).</i></p>	GC

Item	Description	Action
3.	<p><b><u>Local Government Review Update (Bmth Christchurch and Poole)</u></b></p> <p>Officer Group meetings are currently in place working with Bmth and Christchurch Council and where relevant, Dorset County Council to ensure a smooth transition into the new authority from Day 1. As from 31<sup>st</sup> Mar 2019 the Borough of Poole will cease to exist. As far as Planning are aware, the section will still remain within the current building. Work is being done to ensure Poole Planning authority will have the delegated power and ability to issue Planning decisions on 1<sup>st</sup> April 2019. RTG is seeking clarification on committee dates. Much is still unknown on how the meetings will operate.</p> <p>Part of the process currently involves reconciling different processes between Bmth, Christchurch and Poole. The Shadow Authority will decide on what functions and processes will be taken forward, as each council has its own different way of working. There will be a local election next year, though existing members will be in office until four days after the elections take place. RTG believes that the full Council in Feb 2019 will set the budget for the new authority for 2019-2020.</p> <p>It should be noted that the ward boundaries will change. There is a review taking place currently between all three areas and with this, the number of members is likely to be reduced by about a third. Harmony of services and possible restructures will be looked at once the new authority is in place. In addition, there is the process of the appointment of the new Chief Executive taking place.</p> <p>There was discussion around the vision for the new council and how this will be communicated / developed. NP advised that this is one work stream being undertaken for the new council, and further details will emerge in due course.</p>	
4.	<p><b><u>Local Plan and CIL Update plus Updated National Planning Policy Framework Document (NPPF)</u></b></p> <p>There was an Examination in Public earlier this year where the Inspectorate made recommendations and following this, the Plan has been modified (there are 40 modifications proposed). These modifications are currently out for consultation until 7<sup>th</sup> Sept 2018. The team will then send the consultation summary back to the Inspectorate who will report back to the BoP. If everything is sound the Plan will be adopted 13<sup>th</sup> Nov 2018 and will be carried into the new authority, as will Neighbourhood Plans that have already been adopted in Poole.</p> <p>Bmth is reflecting on options for their Local Plan though their timescales differ to Poole. Various questions were asked around the housing numbers - potentially going forward, both Poole and Bmth may have capacity issues in terms of meeting their housing need. This will be picked up by the new authority via the Duty to Cooperate agreement, and may lead to discussions about formulating a joint Local Plan eventually.</p> <p>There was strong apprehension on the forthcoming potential growth in Poole's population parallel to Poole Hospital's A&amp;E Dept move to Bmth Hospital, with particular concerns about possible strain on resources at Bmth hospital, coupled with the increased transit times it will take to arrive at A&amp;E. This is already in the courts being deliberated though any planning application received by Poole is always looked at in terms of the social and economic impacts of the application and its proposals. The Highway Authority has also been considering this as they are responsible for overseeing the Dorset Network. This in turn, is covered in the Local Transport Plan and part of this Plan is to improve Sustainable Transport (bus links). There is a long term transport strategy and part of this involves reducing congestion on the roads as well.</p> <p>Greenspace and Development was also raised and how the BoP would tackle this issue in North Poole in sites where Green Belt was being released - in these areas open space will be created for local residents to use - it is more about trying to use the space in a different way for the benefit of the new residents. The BoP have been looking at the Poole area for zones where more open space can be created and used efficiently e.g. North Rd playing fields.</p> <p><b><u>CIL Update / CIL Neighbourhood Portion</u></b></p> <p>There was an Examination in Public on the proposed CIL rate changes at the end of</p>	

	<p>July and the examiner proposed some changes which are out for consultation until 1<sup>st</sup> Oct 2018.</p> <p>There will be a further Examination in Public but the team are anticipating that the changes will be adopted Dec 2018. Various questions were asked in relation to CIL and the CIL Neighbourhood Portion. It is unknown how the CIL pot will operate once the new authority is formed with Bmth and Christchurch.</p> <p>There were further debate on the Neighbourhood Portion and the Town Centre zero rated area and also around the bid for the Whitecliff Pavilion to be classified as an Asset of Community Value and why this has been turned down. In the last round of CIL Neighbourhood Portion bids, there was nothing relating to the Whitecliff area - the money for the development of the café is from S106 monies as opposed to CIL.</p> <p><b><u>Update NPPF Document</u></b></p> <p>This was released July 2018 - there are still issues around the interpretation which need teasing out - the rules relating to the old NPPF still apply for testing of the Local Plan for a transitional period of 6 months.</p>	
5.	<p><b><u>Major Sites and Forthcoming Consultations</u></b></p> <p><b><u>Poole Town Centre - Application for New Cinema</u></b></p> <p>This has just been approved and is situated where the old Argos Store was previously. This will involve street work in Falkland square as well as Kingland Crescent, in order to mitigate the flood risk. There will be no additional parking allocated for the new cinema, as it is anticipated there is already an adequate supply. Part of the original analysis was to ensure that all pedestrian routes would be open at closing time, which the team believe will be 12.30am weekdays and 1.00am at weekends.</p> <p><b><u>Power Station site</u></b></p> <p>Work is still being done on the Quay side and the Quay wall in order to connect the Inland Homes site; currently we need approval from the Marine Management Organisation. Work is being done on the outline Gallaghers application, though this is a long term project and is for 850 homes, though the number is likely to come down due to parking.</p> <p><b><u>Sydenhams Timber Yard</u></b></p> <p>A S106 agreement is being worked on for the provision for Affordable Housing (£1.4 million) which includes employment units as well - there has been agreement obtained to sign.</p> <p><b><u>Pilkingtons</u></b></p> <p>There has been resolve for an application on the site and this is a 6 phase development and phase 4-6 needs further resolution as it is subject to a S106 agreement (phase 1-3 is complete). The Planning section has had notification that contractors will be back on site to complete the Pilkingtons part of the Port Link Rd.</p> <p><b><u>Nat West Site</u></b></p> <p>This forms part of the Town Centre North Project and is the site north of the Railway (sometimes called the Arndale North site). The current application received is for a 12-14 storey building comprising of 225 units.</p> <p><b><u>Town Centre Regeneration Project</u></b></p> <p>The team are a step closer to starting work on this, with help from further in house expertise. The proposal is to create a new bus station and office accommodation where Brownsea House is currently, and it is expected there will be a further announcement in Oct 2018 with the launch of a new website. There are proposals to close Kingland Rd and work is being done on the management of the traffic around the area. There will also be a new pool and leisure centre erected but timelines of when the work will start are being teased out currently.</p> <p><b><u>Between the Bridges Application</u></b></p> <p>This has recently been registered - application is for 652 units with varying heights.</p> <p><b><u>West Quay Marina</u></b></p> <p>Demolition has been under way in August .</p> <p><b>Action: CA agreed to forward GR a summary of information of developments underway in Poole Town Centre as there is a lot of development activity happening.</b></p>	CA

<p>6.</p>	<p><b><u>Any Other Business and Further Points Raised</u></b></p> <p><b><u>Parking</u></b> Concerns were raised in terms of how parking sits with planning in view of the impending development in Poole as well as parking charges. On each development scheme there are different solutions and each one is linked with a travel plan which may connect to bus services and cycling paths/ routes. Parking charges regrettably is outside the remit of the CWG. An issue was raised regarding a burger bar and ice-cream van parked at one of the BoP car parks (at Whitecliff Park). Again this is not a matter for this group to consider.</p> <p><b><u>Dorset Strategic Planning Group</u></b> GR asked if a public representative could attend these meetings. These meetings are not open to the public and are not a decision making meeting rather, they are a discussion forum. That said there are members who do, in turn, represent residents as well as officers present. Although NP can see these possibly becoming more formal, this is for the new authority to decide.</p> <p><b><u>New NPPF (Paragraph 30)</u></b> CA requested a list of non Strategic policies. NP confirmed that paragraph 30 will need to be looked at in more detail. <b>Action: NP to supply.</b></p> <p><b><u>Reasons for Refusing APP/17/01861/F</u></b> Raised by CA and relates to APP/17/01861/F (Demolition of existing structures and the erection of 138 residential dwellings (Use Class C3), vehicle and pedestrian access, parking, landscaping and associated works. Land off Sopers Lane, Poole. The reasons for refusal will be in the Planning Committee papers. The meeting is tomorrow at 1.00pm in the Committee Suite.</p> <p><b><u>Thanks from Bob Allam</u></b> BA thanked the internal team for the update on what is happening in Poole Town Centre as he found the meeting useful.</p> <p><b><u>Proposed Oil Rig in Poole - Protest and Sustainable Dorset</u></b> SC advised that there will be a protest next to Bmth Pier happening this Sat from 1.30pm-3.30pm. SC then handed out information on Sustainable Dorset.</p> <p><b><u>Last AGM</u></b> <b>Action: GC agreed to send CL the last AGM minutes.</b> Some external attendees are experiencing difficulty in finding past CWG notes on the website. This is because work did start on the website but ceased in view of impending LGR. (<i><u>Post meeting note: Users advised to Google "Community Working Group Poole" for the page to show.</u></i>)</p>	<p>NP</p> <p>complete</p>
<p><b><u>Date of Next Meeting:</u></b> <b>Wed 6<sup>th</sup> February 2018 - 2.00pm-4.30pm - Room 134</b></p>		