



COMMUNITY WORKING GROUP AGM MEETING
Planning & Regeneration Services inc Building Consultancy
Wed 9th May 2018 6.00pm - Committee Suite

Item	Description	Action
ATTENDEES:		
<p><u>Borough of Poole Attendees (Growth and Infrastructure):</u> Gabriella Cobelli (GC) Business Support / PA to Julian McLaughlin Nick Perrins (NP) Planning Policy and Implementation Manager Sue Ludwig (SPL) Business Manager Richard Genge (RTG) Development Services Manager</p> <p><u>Community Groups / Resident Associations Attendees:</u> Sue Chapman (SC) Poole Agenda 21 Brian Finch (BF) Friends of Harbour Reach Gerald Rigler (GR) Broadstone NH Forum / Poole CPRE Chris Allenby (CA) Poole Quays Forum Graham Whitehall (GW) Dorset Lake Residents Association (DLRA) Bertie Bowman (BB) Dorset Lake Residents Association (DLRA) Robert Reid (RR) Branksome Park Canford Cliffs Residents Association Sheila Warner (SW) Talbot & Branksome Woods Residents Association Mike Pearce (MP) The Society for Poole Beverley Woollard (BW) Talbot View Community Association Danielle Eaton (DE) Talbot View Community Association</p>		
1.	<p><u>Introductions</u> There were initial introductions amongst those present. Apologies from Ian Potter, Corinne Lewis, Monika Kwiatkowska, Malcolm Tyler, Ken Bearcroft, Sue Evans-Thomas, Clive Bartlett and Ann Wood.</p>	
2.	<p><u>Community Working Group Membership Refresh</u> The Community Working Group is refreshed annually and that the groups were a 2 way process giving residents associations a chance to engage with the Council. Normally if a member has been part of the regular working group for two years, they are asked if they wish to remain on the group as part of the membership refresh.</p> <p><u>Community Working Regular Group</u></p> <ul style="list-style-type: none"> • Brian Finch - Friends of Harbour Reach • Gerald Rigler - Broadstone NH forum and Poole CPRE • Chris Allenby - Poole Quays Forum • Graham Whitehall - Dorset Lake Residents Association (DLRA) • Sue Chapman - Poole Agenda 21 • Robert Reid - Branksome Park and Canford Cliffs Residents Association • Mike Pearce - Society for Poole • Corinne Lewis - Viewpoint Residents Association (not present but advised by BF) • <p>The members above (aside from Corinne Lewis) were present at the meeting and members from 2017-2018 and all confirmed they were happy to continue membership and share email addresses amongst the group. (<i>Post meeting note: Dugald Eadie has been added to the list as a representative for Branksome Park and Canford Cliffs Residents Association.</i>)</p>	

3.

Local Plan Update

NP gave an update. The team have been working on development of the Local Plan for the last five years. There has been a number of Examination in Public sessions in Feb/March 2018. Issues at examination were explored with some constructive debates on housing numbers, affordable housing and green belt land.

We are waiting for the Inspectorate to feedback. There may be further changes to the Plan, and another consultation may be necessary in the Summer.

The Local Plan will be unaffected by LGR, although there is a lot of work being done in the background prior to the LGR launch in April 2019. It will stand Poole in better stead if the Local Plan was adopted prior.

All Local Plans for the three authorities once they come together will all still stand, although it is accepted that at some point in time there may only be one plan. The team hope therefore that the Plan will be adopted in Sept 2018 as this is the best case scenario. **Please see link here for more detailed information:**

<http://archive.poole.gov.uk/planning-and-buildings/planning/planning-policy/poole-local-plan/>

CIL Update

NP gave a short overview of CIL, plus an update on current status. The BoP consulted last year on the draft CIL charging schedule, however, this did not go to Examination in Public as the Government were then looking at the changing the whole system. It transpires that they are now not planning to do so.

The current rate in the centre of Poole is too high though rates could potentially go up in other areas. The BoP, in summary, is reviewing rates based on current circumstances.

The team are aiming to submit a draft for Examination in Public in the summer, with a view to final adoption later this year if the Inspectorate raises no issues. Various questions were asked, one of which was around Poole Quays Forum and whether they would potentially receive less money. NP advised that this is possible though difficult to predict at this stage, and may be dependant on the Inspectorate's response.

There was also concern on affordable housing location, and whether this will mean an increase of 2nd homes in Poole Town Centre possibly as a result of a potential reduction of CIL rates there, meaning local people will have to move out of Poole Centre - potentially the BoP are only looking at zero rates on The Twin Sails site and not the whole of Poole Town Centre.

4.

Major Sites Update - Likely Forthcoming Consultations

Town Centre Regeneration

There has been a lot of pre-launch work happening in preparation for the start of this initiative. The team have been preparing an interactive website and users will be able to see the project status as it evolves. RTG encourages those interested to keep a watchful eye on the planning application list on the website.

Power Station

There are 2 related key applications that are being deliberated:-

- 1) An outline application for 350 dwellings - the viability report needs consideration.
- 2) Full application for New Quay Side from the Twin Sails side to the Pilkingtons side and the team should be in a position to approve this within the next month or so. If approved this will be part funded by the Dorset Local Enterprise Partnership.

There was feedback from the floor that developers feel that any 10% social housing on the Power Station site would not be viable, though the team have yet to see evidence to support this.

Carters Tiles Site

Phase 1 is now complete and the scheme was approved a couple of months ago for up to 9 storey blocks of flats and a new Quayside, though the legal agreement is still being worked on.

Timber yard Site

There is an application going to Committee next week.

Old Nat West Site on Kingland Rd

An application was received last week for 250 flats with commercial outlets and parking (up to 14 storeys high).

Former Argos Site

The team are reaching a decision on the application for a new cinema to include an open roof theatre.

Kingland Crescent and Falkland Square

There is an application which is moving alongside the cinema application for a new streetscape for the above, leading to new shop units and is part of the Poole Regeneration initiative.

Town Side Access

This is key to addressing the Town Centre infrastructure alongside potential development of the Town, as the Hunger Hill roundabout will be reconfigured and work is underway on how this will be resolved. In terms of infrastructure issues, the team will look at what the market can take in terms of looking at development schemes against the Town's infrastructure. One key consideration is the possibility of transferring materials via water rather than road in order to mitigate traffic congestion.

Salterns Hotel Site

This has planning permission for development for a new hotel combined with apartments, but is subject to a S106 agreement to be signed by the applicants.

Land at North Poole

This is a housing development South of Magna Rd adjacent to Bearwood, and is looking to be approved subject to a S106 agreement and will include affordable housing.

Harbour Heights / Haven / Sandbanks Hotels (single application)

There have been a record number of representations received as a result of the above major applications. We are waiting for the applicant to resubmit new plans for the overall application and once received, the BoP will go out for consultation with the public once again.

National Planning Policy Framework

Currently out for consultation and the time period expires on 10th May 2018. The BoP has submitted their views about the housing delivery test.

5. **Any Other Business**

Development Behind the George Hotel and Pub

The glass has largely been taken out but is progressing very slowly at the moment. The former windows passed building regulation tests but from the owner's perspective they were not fit for the lifetime of the building.

Tower Block on the Asda Site

There is a planning application for the cladding replacement but the building is not occupied at the moment. This is the only application that has been received which relates to this block.

Environmental Plan / Poole Harbour Drilling / Fracking

There was a query around the Local Plan and whether the Plan was any sort of milestone towards achieving the 25 year Central Government Environmental Plan. The Local Plan is moving towards that as there has been substantially more emphasis recently towards cleaner air, but overall, the BoP feel that the Plan does take us towards that. There was a consultation recently about drilling in Poole Bay to which both Bmth and Poole put in a joint objection to. There are also no recent fracking licences that have been taken up.

The Future of the Community Working Groups

There was mutual support for continuing the groups, however RTG advised that there needs to be an emphasis on what is realistic going forward, with ever diminishing resource. The G&I Unit, to which Planning and Regeneration are a part of, have just been through a major restructure and SPL is retiring very shortly. There will be a substantial amount of work needing to be completed prior to Day 1 of LGR in April

	<p>2019.</p> <p>RTG has suggested that the group meet again Sept 2018 as this will be timely in terms of the Local Plan and CIL - there may be another meeting around Feb 2018 if there is something to report on. Then when LGR comes about next April it will be the decision of the new authority on how it conducts its business.</p> <p><u>22-25a West Quay Rd - Demolition Site</u></p> <p><u>Action: PQF to email RTG as there are concerns about the site not being secure.</u></p> <p><i><u>(Post meeting note: – e-mail forwarded to owners).</u></i></p>	<p>CA</p>
	<p><u>Date of Sept 2018 meeting (see above notes):-</u></p> <p>Wed 5th Sept 2018 - 2.00pm-4.30pm - ROOM 134</p> <p>Wed 6th Feb 2019 - 2.00pm-4.30pm – ROOM 134</p>	