



# COMMUNITY WORKING GROUP MEETING MINUTES

Growth and Infrastructure Planning & Regeneration Services

Wed 13<sup>th</sup> Dec 2017 2.00pm – 5.00pm Room 134

ATTENDEES:		
<p><b>Borough of Poole Attendees:</b>            Gabriella Cobelli (GC) Business Support Officer and PA to Julian McLaughlin            Richard Genge (RTG) Planning and Regeneration Manager            Monika Kwiatkowska (MK) Planning Officer            Steve Dring (SD) Senior Planning Officer</p> <p><b>Community Groups / Resident Associations Attendees:</b>            Graham Whitehall (GW) Lilliput and Neighbourhood Association            Ken Bearcroft (KB) Parkstone Bay Association            Robert Reid (RR) Branksome Poole and Canford Cliffs Residents Association            Brian Finch (BF) Friends of Harbour Reach            Susan Chapman (SC) Poole Agenda 21            Corinne Lewis (CL) Viewpoint Residents Association            Chris Allenby (CA) Poole Quays Forum            Clive Bartlett (CB) Poole Old Town Conservation Group</p> <p><b>Apologies Internal and External:-</b>            Nick Perrins (NP) Planning Policy and Implementation Manager            Sue Ludwig (SPL) Business Manager            Gerald Rigler (GR) Society for Poole &amp; Broadstone Neighbourhood Forum            Sue Evans-Thomas (SET) Bourne Valley Action Group            Ann Wood (AW) Hamside Residents Association            Mike Pearce (MP) Society for Poole            Malcolm Tyler (MT) Lake Residents Association</p>		
Item	Description	Action
1.	<p><b><u>Introduction and minutes to the Regular CWG meeting - Sept 2017</u></b>            There were brief introductions around the table as well as apologies from external and internal attendees. Most of the actions were met and some on the agenda are to be discussed at the meeting.</p> <p><b><u>Car Parking in Asda Car Park - raised by Brian Finch.</u></b>            There was brief mention of this issue which appears to be ongoing with residents parking in Asda car park to escape the parking charges in the main town area. RTG advised that Asda have not sought to review their agreement with the BoP, and they should in effect be charging for parking and there is a legal mechanism to do so.  <b>Action: RTG will keep the Group updated.</b></p>	RTG
2.	<p><b><u>Broadstone Neighbourhood Plan Update</u></b>            Consultation on the draft document will close 22<sup>nd</sup> Dec 2017. In the New Year we will send all the comments to the Planning Inspectorate. Provided that there is a positive response from the inspector, the expectation is that the plan will go to referendum late Spring /Summer 2018 and adopted thereafter.</p>	
3.	<p><b><u>Local Plan Update</u></b>            SD updated the group on the current status of the Local Plan. Various related queries were put forward by the group, some of which were road and transport related to the Kingland Rd area of the town and transport access. The Local Plan information is with the Planning Inspectorate currently. We anticipate that the inspector will contact those parties before the end of the year who submitted representations.            This will set out the matters for debate during the examination. All parties will be able to submit further comments in response to the questions raised by the Inspector. The hearings will start on 27<sup>th</sup> Feb and will be over three one week sessions.            SD is not aware of any big issues, hence, if the plan is sound then we will receive a report back in Summer 2018 - if the shadow authority gets underway next year, it is</p>	

	<p>unlikely to affect the progress achieved so far. The Council is looking possibly at Sept 2018 for adoption. It is important ultimately that Poole has an evidence based Local Plan in place prior to shared services or LGR.</p> <p><b><u>CIL Review Update and CIL 123 list</u></b></p> <p>The BoP has just finished consulting on the CIL Review. This closed 22<sup>nd</sup> Sept 2017. We are considering submitting the draft CIL charging schedule to the Inspectorate for examination in public. The CIL 123 list consists of initiatives that the Council plan to spend CIL on, though it must be noted that Affordable Housing (AH) is ring fenced out of the CIL pot - AH falls under S106 monies and whilst The Council recognise that there is a need for AH, this is current government policy. That said, it is hoped the new NPPF and White Paper will mean developers will have to start building. The schedule for the CIL 123 list will probably be published in the New Year.</p> <p><b><u>CIL Neighbourhood Portion Update</u></b></p> <p>Please see link <a href="#">here</a> for webpage. Over 50 bids from the local community have been received and the CIL Working Party met to shortlist the successful bids. The Working Party comprised of cross party members who put forth recommendations for approval. We expect an announcement before Christmas.</p> <p>We welcome further bids for the next round which will close in April 2018. The Council will work with any unsuccessful bidders to see how they can be assisted towards being more successful in the next round. It is worth noting that there is £1 million which has been collected from 2013 when CIL first commenced and, subject to how much is distributed in this round, there may be less money available in April 2018.</p>	
<p>4.</p>	<p><b><u>Local Government Review and Shared Services Update</u></b></p> <p>The Secretary of State announced last month that he is minded to support the Future Dorset proposal to replace Dorset's nine councils with a new unitary authority (comprising of Bmth, Poole and Christchurch). It is expected that we should hear a final announcement sometime in Jan 2018.</p> <p>Last year Transportation and Planning / Building Consultancy merged to form the current Unit, Growth and Infrastructure (G&amp;I). G&amp;I are currently undergoing Phase 2 of their transformation programme.</p> <p>Any current shared services work which has happened already within the BoP will remain in place if LGR goes ahead, but currently all work towards this has been halted, pending the announcement in Jan 2018.</p>	
<p>5.</p>	<p><b><u>Major Sites and Forthcoming Consultations</u></b></p> <p>RTG showed the group an up to date map comprising of the Current Regeneration sites in Poole.</p> <p>The green sites on the map indicated sites that are either complete or under construction (or where a planning application has been granted). The sites highlighted in blue indicated a live planning application or one where there is a pre-application enquiry. There was a general discussion and questions about particular sites, namely around the Pilkingtons site, the new cinema site in Falkland Square, the proposed training academy for AFCB (on the existing Canford Magna Golf Club site) as well as the Power Station and the Sydenhams site.</p>	

6.

### **Any Other Business**

#### **Sue Chapman - Poole Agenda 21**

##### **Climate Change Literacy and Action**

(Background information on climate change was presented at the meeting following the related email which was circulated prior, and SC talked about a couple of related articles in the Guardian newspaper both today and yesterday).

SC is ultimately very concerned that both Poole and the UK in general are not doing enough towards adaptation to climate change and that an initial meeting or conversation needs to happen in Poole in terms of a starting point.

Unfortunately, the Local Plan can only influence issues in Poole and has to balance the social, economic and environmental aspects of sustainable development. Adaptation to climate change is at the heart of the plan, and the plan also tries to combat carbon reduction in particular, focussing on use of active sustainable travel, addressing sea level rises, addressing the importance of the tree scape, vast areas of new open space to improve physical and mental health as well as balancing this with new housing and employment opportunities.

We also require new development to go over and above new building regulations in terms of energy generation and sustainable homes. We feel that currently this is as far as Poole can address climate change without further support from Central Government. *(Post Meeting Note: After much discussion and debate SD agreed to meet with SC following the meeting, to discuss whether the contents of the Local Plan go far enough in terms of climate change).*

#### **Gerald Rigler - CPRE and Broadstone NH Forum.**

##### **Viability Studies in the Public Realm and Planning Law “the right homes in the right places”**

GR's wanted to know why viability studies are not normally conducted in the public realm and also has concerns with current planning law, in that it in GR's opinion has been diverted from controlling what is built and where, into something which boosts the wealth of landowners, and that this should be reported to the Raynsford Review of Planning.

RTG gave an example of a recent Freedom of Information enquiry which related to a development site in Poole. Certain parts of the information can be released but not others due to commercial sensitivity. This same commercial sensitivity extends to viability assessments. It is the Planning Officer's task to challenge the developer or landowner if needs be.

#### **Mike Pearce - Society for Poole**

##### **Pre Planning Application Meetings with Planning Officers**

MP's view is that planning officers seem to exercise discretion as to whether to agree to give an applicant the opportunity to meet during the pre-app process, and feels that not being given an opportunity meet with an officer, and then charging £120/hr for access to a planner cannot be seen as an “open” process. He is also querying the extent of dialogue with interested parties in terms of the Poole Town Centre North proposals.

RTG advised that all developers are encouraged to meet with Planning Officers (some local authorities it has to be noted are not doing this due to lack of resource). The planning officer will give the applicant one chance to amend the application - a short meeting with a planning officer is free but if the applicant wants pre-app advice this is chargeable. These types of meetings are not open to the public as they are commercially sensitive. Information with regards to the pre-app process is available on our website - see link [here](#).

#### **Chris Allenby - Email with update from Poole Quays Forum (and Brian Finch - email query on the back of Chris Allenby's email regarding planning related updates and privileged information)**

An email was circulated by CA. CA felt it would be beneficial to share the information with the group as PQF met with a developer who has an interest in a number of sites in the Town Centre including the Goods Yard and Quay Thistle, as PQF has concerns about some of the proposals. CA suggested that members attended the next Poole Quays Forum Member's meeting on Tuesday 30th January 2018 at 6.30pm, RNLI to find out more.

BF also wondered why this information circulated by CA was not available more widely for other people who live in the conurbation of Poole and Hamworthy, as

