



COMMUNITY WORKING GROUP AGM MEETING
GROWTH AND INFRASTRUCTURE - Planning & Regeneration
 Services including Building Consultancy
 Fri 16th June 2017 3.30pm - Committee Suite

ATTENDEES:		
<u>Borough of Poole Attendees:</u>		
Ian Potter	(IP)	Portfolio Holder for Planning and Regeneration including Building Consultancy
Julian McLaughlin	(JMCL)	Head of Growth and Infrastructure
Gabriella Cobelli	(GC)	Business Support and PA to Julian McLaughlin
Nick Perrins	(NP)	Planning Policy and Implementation Manager
Sue Ludwig	(SPL)	Business Manager
<u>Community Groups / Resident Associations Attendees:</u>		
Sue Chapman	(SC)	Poole Agenda 21
Gerald Rigler	(GR)	Broadstone NH Forum / Poole CPRE
Chris Allenby	(CA)	Poole Quays Forum
Corinne Lewis	(CL)	Viewpoint Residents Association
Graham Whitehall	(GW)	Lilliput and Neighbourhood Residents Association
Bertie Bowman	(BB)	Lilliput and Neighbourhood Residents Association
Robert Reid	(RR)	Branksome Park Canford Cliffs Residents Association
Sheila Warner	(SW)	Talbot and Branksome Woods Residents Association
Sue Evans-Thomas	(SET)	Bourne Valley Action Group
Danielle Eaton	(DE)	Talbot View Community Centre
Beverley Woollard	(BW)	Talbot View Community Centre
Barry Platt	(BP)	Talbot View Community Centre
Vera Wales	(VW)	Glencoe Road Home and Neighbourhood Watch
<u>Apologies Received - External and Borough of Poole:-</u>		
Richard Genge	(RTG)	Planning and Regeneration Manager - Borough of Poole
Terry Stewart	(TS)	CPRE
Clive Bartlett	(CB)	Poole Old Town Conservation Group
Pat Bullock	(PB)	Friends of Hamworthy Park
Malcolm Tyler	(MT)	Lake Residents Association
Ken Bearcroft	(KB)	Parkstone Bay Association
Ann Wood	(AW)	Hamside Residents Association
Jeff Williams	(JW)	Jubilee Rd Residents Association
Item	Description	Action
1.	<u>Introductions</u> IP began the meeting by asking for introductions around the table.	
2.	<u>Community Working Group Membership Refresh</u> SPL explained the purpose behind the residential working groups i.e. it is an opportunity for community residents associations to engage with the Council and keep up to date with any forthcoming changes and consultations. Normally if a member has been part of the regular working groups for two years, they are asked if they wish to remain on the group as part of the membership refresh. Responses were collated from those present, which included current members who still wished to remain part of the group plus new members who wished to join, with confirmation they were happy to share email contact details as follows:- <u>Community Working Regular Group</u> Chris Allenby - Poole Quays Forum Gerald Rigler - Poole CPRE / Broadstone NH Forum Robert Reid - Branksome Park & Canford Cliffs Residents Association (new member) Sue Evans-Thomas - Bourne Valley Action Group (new member) Graham Whitehall - Lilliput and Neighbourhood Residents Association Susan Chapman - Poole Agenda 21 (new member but replacing Tony Hamilton)	

Corinne Lewis - Viewpoint Residents Association
Those not present but still wish to remain a member of the group are as follows:-
 Ann Wood - Hamside Residents Association
 Ken Bearcroft - Parkstone Bay Association
 Clive Bartlett - Poole Old Town Conservation Group
 Malcolm Tyler - Lake Residents Association
 Brian Finch - Friends of Harbour Reach
 Mike Pearce - The Society for Poole (formerly Gerald Rigler)

Pat Bullock from the Friends of Hamworthy Park has asked to be removed from the regular working group list.
Action: GC to contact those not present to see if they still wish to remain a group member, and are happy to also continue sharing email contact details.
(Post meeting note:- contact made and update listing for 2017-2018 meetings above).

3. Local Plan Update

A presentation was uploaded and NP gave those present an overview of the key points underpinning the draft Local Plan. It is about to be uploaded onto the BoP website. The Plan will go to Place Overview and Scrutiny on 21st June then to Council on 18th July. The draft Plan will be then published for consultation from 31st July 2017-22nd Sept 2017 with a view to further examination to be resolved by Spring 2018 which will allow the Council to adopt the Plan.

There were various points raised as follows:-

1) There are a number of houses that have been built on Herbert Avenue, creating more traffic and congestion in the area. What is the Council doing about the Infrastructure that needs to be done to accommodate the extra traffic?

The Council has an infrastructure plan which supports the Local Plan and its Local Transport Plan. The Council promotes alternative, more sustainable modes of travel in order to tackle the high car based demands. There is much work being undertaken to assess both the current and future position and this is being done through joint work with key partners and the Dorset LEP. The Council fully accepts that mitigation is needed from development as part of the planning process. Further initiatives continue over time to promote cycle, walking and bus travel with strategy development at present looking across Poole and Bournemouth.

There has been awareness for a number of years of the high congestion within the Wallisdown corridor which overflows into Herbert Avenue and corridors in Bournemouth.

There has been a phenomenal increase in bus use since 2005 and we continue to improve infrastructure with operators improving their offer for the Bournemouth, Poole and Christchurch corridors with £20m investment over the last five years, and we have been working with operators to introduce easier payment.

There was additional comment that buses are sparse in some parts of the Borough and that not everyone will use buses, plus concern from the Poole Quays Forum about the potential bottlenecks of traffic in the Town Centre going forward.

This comment was accepted by the team in terms of the North and South corridors. Improvements are planned for as a continuance of a phased approach which is all shown in the current LTP3. As part of this the Borough would seek to influence those who live in more rural areas to use buses.

Moreover, more development will enable investment in our infrastructure which will help mitigate any future harm. Although there could be a slight congestion increase in the Town Centre around the regeneration sites, the impact would be managed through improvement in bus and rail routes in the area.

It is recognised that congestion has worsened slightly in the last couple of years and the position is to be assessed so that our plans are best placed to develop where there is already good bus provision.

2) There is mention of a Cycle and Walking Strategy - how is this going to join up with Bournemouth and Christchurch?

Poole Strategy is already joined up with the whole conurbation but information about the Cycling and Walking Strategy does not appear to be getting out. The BoP has done substantial work to support pedestrians and cyclists by way of introducing 20 mph zones and crossing facilities over time.

3) What about air quality and supercharging facilities?

There are currently 2 air quality management areas in Poole - Ashley Cross and Ashley Rd. Through investment these concerns have already been reduced. The Borough has introduced a specific policy requirement on Air Quality with any development activity having an adverse effect requiring mitigation. We are also ahead of other areas in Dorset through our provision of a strategic network of electric car chargers. This has been difficult up to now due to lack of resource but OLEV grants have been secured.

4) Has the council's evidence base on housing numbers been re-assessed on the basis that the methodology is challengeable, as the Housing White Paper (HWP) proposes change to methodology highlighting that the government themselves consider the current methodology has been inappropriate.

This can be disputed. The HWP does seek to change the method but this is simply about making it more straight forward. This is only a proposal and not yet adopted, and therefore the only basis on which housing numbers can be identified is by using the current method which the council has used.

5) When Green Belt land has been earmarked as land for development, does the Borough ensure that Brown Field sites are built on first?

The council is aware of this issue, and therefore the Green Belt allocation policies include a specific requirement for those schemes to demonstrate that they will not have an adverse impact on the Borough's strategic brownfield sites. This provides sufficient safeguard that will give the Council the opportunity to give careful thought about the impact of any Green Belt development before granting planning permission.

6) How will the need to find more housing affect Poole, if Poole and Bournemouth as Councils come together in future?

The Plan, once in place, will help safeguard the Poole area even if the councils come together, though in future whether or not there will need to be a single Local Plan for Bournemouth and Poole remains to be seen, though this will probably be some years away. This is difficult to predict, thus, all we can do is to ensure that we have a Local Plan and five year land supply in place, as this provides us with the best protection.

7) Is it correct that the only swimming pool left will be the one in Herbert Avenue?

Subject to approval the Borough is looking to enhance the facilities already available; there is a lot of background work happening in this respect. There are approximately 11 pools currently in the area and most are available for public use although users probably need to check availability as some are part of member clubs. IP is currently looking at the detail of a replacement leisure facility but this is in its early stages at the moment.

8) Has there been any further thoughts about Poole Hospital and taking it out of the heavier part of the conurbation?

There is nothing, as yet, to confirm the hospital will disappear from the site, although some services have been moving across to Bmth. This area of work is still being looked at and if there any future changes it will be based on objective evidence. Officers are fully involved.

9) What is the definition of a tall building? It has been noted that heights will be relaxed especially in the Town Centre.

The Plan includes a Tall Building Policy, that proposes to clarify where the tallest buildings should be directed, namely the Twin Sails and Town Centre North Regeneration areas. Outside of these areas, tall buildings will be judged on their overall merits, assimilation within context and ability to contribute to wider community and planning objectives.

	<p>The proposed definition is anything that is significantly taller than its surrounding buildings, but as a rule of thumb it is 6 storeys and above - see Page 92 of the Draft Plan currently on the website. (<i>Post Meeting Note: Page 92 will be circulated with the minutes for ease of reference</i>).</p> <p>10) <u>The Draft Plan states that tall buildings are generally considered to be anything more than 6 storeys or significantly taller than its surrounding buildings. The Salterns Planning application is for 7 storeys - are we in general going to start seeing taller buildings elsewhere in the Borough?</u> There has been concern about the heights of recent development proposals on the harbour side and seafront in Poole and although it is outside the Town Centre it comes down to community benefit, design and character. It is accepted that these are not in the Town Centre and therefore they will need more careful consideration.</p> <p>11) <u>How do you categorise heights and storeys in commercial buildings?</u> This is a good point and we may need to go into more detail in terms of clarifying the difference between commercial and residential tall buildings.</p> <p>12) <u>The Green Belt area surrounding Poole is small compared to Green Belt which surrounds cities such as London, and yet we are proposing to build on part of a much smaller Green Belt area.</u> Whilst Poole's Green Belt is smaller than for example London, it is part of a much larger South East Dorset Green Belt area, therefore the proposed loss within Poole is minimal in the context of the South East Dorset Green Belt area as a whole.</p> <p>13) <u>For Poole in 2033, the Local Knowledge Scenario (LKS) predicts 146 jobs more than the Cambridge Economics baseline model (tables 17 and 15 in the Strategic Housing Market Assessment - SHMA). However the number of households is 672 higher in the Local Knowledge Scenario projection and the number of dwellings 700 higher (tables 23 and 22). How is this reasonable, as one would expect the difference to be more like 80-90 based on the jobs difference?</u> In relation to the baselines used for the Cambridge Economics (CE) and Local Knowledge Scenario (LKS) , which as you can see differ by around 1,000 jobs. The CE figure uses a baseline equivalent to 2011 data that was not adjusted upwards when used as the 2013 baseline. Whereas, the LKS uses an updated figure from 2013 that was considered to be more realistic in terms of jobs in Poole at this point in time. This difference of circa 1,000 jobs in the two baselines is why the LKS scenario results in more households by 2033. The LKS is considered more accurate and thus why it was used in the SHMA, although you will note that Poole's housing requirement as set out in the 2015 SHMA is actually based on the demographic trend rather than the economic.</p>	<p>Note for NP</p>
<p>4.</p>	<p><u>CIL Update</u> NP gave an overview on the current and proposed new charging schedule for CIL, outlining the fundamental points within the new schedule, as well as a brief explanation around the new charging zones areas. The report will go to Place Overview and Scrutiny Committee on 22nd June and then to Cabinet on 11th July 2017. Questions were asked as follows:-</p> <p>1) <u>What is the latest CIL income figure?</u> The figure for 2015-2016 is £4 million. The breakdown of this is not yet known. This is the maximum figure we could have obtained due to the fact that CIL is non negotiable unlike S106. Action: NP will obtain the figures for 2016-2017. It is worth mentioning that 15% of CIL monies will be safeguarded for community projects to supplement areas in Poole. There will be a mechanism where community groups can bid into this money e.g. for a play area or park benches.</p> <p>2) <u>There only seems to be one area on the website which is in Zone B whereas the presentation shows 2 areas in the Town Centre- and the charging schedule is different in the presentation.</u> This will need correcting as per the presentation i.e. Zone B consists of Poole Town Centre excluding the Twin Sails area; with a £60 charge and the Poole Town Centre Twin Sails Area is £0 charge. Action: NP to amend. (Post meeting note: complete).</p>	<p>NP</p>

	<p><u>Action:</u> GC to circulate the presentation with the minutes to regular group members and those present today.</p>	complete
5.	<p><u>Major Sites Update / Likely Forthcoming Consultations</u></p> <p><u>Power Station</u> We have government support behind the development of the Power Station site. The developers are holding a public engagement event at the end of this month. It is in the pre-app stage with a view to an application being submitted Summer 2017.</p> <p><u>Town Centre North</u> This is a major project that IP is currently involved in. There has been again, a lot of background work and meetings happening, and it is hoped the work will reach a stage where it will be ready for consultation later this year.</p> <p><u>The Building behind the George Inn.</u> The issue with the glass has stalled the building works at the moment. It is understood that being resolved currently.</p>	
6.	<p><u>Questions and Answers - External Attendees</u></p> <p><u>Individual issue with regards to car port plus green and black bin collection which has not been resolved. The black bin has not been collected and I need a green bin as well.</u> <i>(Post Meeting Note: SPL has since asked Andy Dearing of the Planning Enforcement Team to contact VW direct who raised the query, with a view to providing assistance).</i></p> <p><u>With regards to the Local Plan, does Poole feel confident that the work done will be worth the trouble in the end?</u></p> <p>The government is very clear on the point that if you have a Local Plan in place it does carry significant weight. If the Local Government Review happens, the authority and the area covered will be bigger than Bristol.</p> <p>There was further comment on whether the Council had ever considered the idea of a compostable toilet as they are low maintenance solutions, given that the Council has closed a number of the public toilets in recent years, and further comments was related to the proposed Community Toilet Scheme in Poole, and that close contact had been lost with a lady from ECPS so communication has ground to a halt. <i>(Post meeting note: see link with regards to the Community Toilet Scheme from the website http://www.poole.gov.uk/environment/environmental-health/public-toilets/community-toilets/</i></p> <p>Anyone wishing to find out more please email Mike Pierce who is the main liaison officer for the CTS - M.Pierce@poole.gov.uk.</p>	
7.	<p><u>Dates of Meetings for 2017-2018</u></p> <p><i>(Post meeting note: It has been agreed to put in an extra meeting in February 2018 as the team had to use a regular slot to hold the AGM, as this was postponed due to the General Elections).</i></p> <p><u>The Revised Timetable for the CWG Regular Meeting and AGM is as follows:-</u></p> <p><u>Regular CWG</u> Wed 27th Sept 2017 - 2.00pm-4.30pm - ROOM 134 Wed 13th Dec 2017 - 2.00pm-4.30pm - ROOM 134 Thurs 8th Feb 2018 - 2.00pm-4.30pm - ROOM 134</p> <p><u>AGM</u> Wed 18th April 2018 - 6.00pm-9.00pm - COMMITTEE SUITE</p>	