



COMMUNITY WORKING GROUP MEETING MINUTES
Planning & Regeneration Services including Building Consultancy
Wed 14th December 2016 2.00pm – 4.30p.m. Room 133

ATTENDEES:		
<p><u>Borough of Poole Attendees:</u></p> <p>Gabriella Cobelli (GC) Business Support Officer and PA to Stephen Thorne Nick Perrins (NP) Planning Policy and Implementation Manager Sue Ludwig (SPL) Business Manager Richard Genge (RTG) Planning and Regeneration Manager</p> <p><u>Community Groups / Resident Associations Attendees:</u></p> <p>Wayne Hancock (WH) Branksome Park and Canford Cliffs and District Res Association Brian Finch (BF) Friends of Harbour Reach Terry Stewart (TS) Campaign for the Protection of Rural England (CPRE) Ann Wood (AW) Hamside Residents Association Susan Chapman (SC) Poole Agenda 21 (for Tony Hamilton) Ken Bearcroft (KB) Parkstone Bay Association Chris Allenby (CA) Poole Quays Forum Gerald Rigler (GR) Society of Poole Men & Broadstone N Forum Malcolm Tyler (MT) Lake Residents Association</p> <p><u>Apologies External:-</u></p> <p>Stephen Thorne (ST) Head of Planning & Regeneration inc Building Consultancy (Chair) Graham Whitehall (GW) Lilliput and Neighbourhood Association Tony Hamilton (TH) Poole Agenda 21 Tim Cundey (TC) Watch This Space Pat Bullock (PB) Friends of Hamworthy Park Clive Bartlett (CB) Poole Old Town</p>		
Item	Description	Action
1.	<p><u>Minutes to the meeting on 5th Oct 2016</u></p> <p>The Planning Website is being developed to be more tablet and smart phone friendly, areas where there is key web traffic are being developed first such as bin collections, making a planning application, blue badges etc. All other actions were completed.</p>	
2.	<p><u>Unit Restructure</u></p> <p>The update on the unit following Kate Ryan's communication that GC sent to the group on 6th Dec 2016 was discussed confirming that Stephen Thorne had decided to retire. RTG announced that the unit had been informed that Julian McLaughlin would be the new Service Unit Head for Growth and Infrastructure with effect from 1st February 2017. It is the opinion of Senior Management Team that the working groups should continue to run within the new structure. Whether it continues as a Planning forum or will include Transportation issues remains to be seen. Some elements of Transportation will go over to ECPS; hence, it will take a bit of time before the restructure is sorted out. Planning as a function will move unchanged to the new unit.</p>	

3.	<p><u>Local Plan Update – Nick Perrins</u></p> <p>NP gave an update on where the BoP was with the Local Plan. Evidence is being collated and reviewed and will go through the Committee process and 28th March 2017 is the key date as the draft Plan will be published.</p> <p>Action: At the request of GR, NP will let the CWG know when the Draft and any supporting documents will be published.</p> <p>Depending on what other work comes up, the draft will eventually go to Council on 25th April 2017. The consultation process will formally start around June. There will then be an examination in public around Sept 2017, though this could take the process into as far as Nov 2017, to hopefully be adopted Spring 2018. Transport modelling and habitat regulations will also be taken into account. The authority will also be looking to update the SMHA (Strategic Market Housing Assessment).</p> <p>Careful thought needs to be considered in handling one of the biggest issues which is the building on green belt land. Various questions were asked by the group.</p> <p>NP continued by mentioning the five year land supply and the importance of maintaining this, if we want to retain control of the planning process. It differs slightly when it comes to a Neighbourhood Plan (NHP); the NHP area can have a three year land supply, so long as the NHP has allocated land for housing.</p>	NP
4.	<p><u>CIL Update – Nick Perrins</u></p> <p>NP started by saying that the authority were hoping that new guidelines around CIL would be coming out as part of the Autumn Statement, but this did not happen. The aim was that the CIL process will be simplified, though it may take 2-3 years to fully implement. That said the BoP is still planning to review its CIL rates and the expectation is that this will come out the same time as the Local Plan.</p> <p>The issue of a charge for open space usage was mentioned by the Group as some Councils in the UK are proposing charging for park usage. NP replied by stating that open spaces support development, though Planning do not dictate whether charges are levied.</p>	
5.	<p><u>Likely Forthcoming Consultations / Major Sites Update</u></p> <p><u>Consultations</u></p> <p><u>Draft Local Plan</u> See item 3.</p> <p><u>Beach Rd Car Park</u> Currently out for consultation which is due to end 6th Jan 2017.</p> <p><u>Update on Nutrients Policy</u> This went out for consultation around 12-18 months ago. The authority has been working with farmers with the aim that this will be adopted by early next year.</p> <p><u>Planning White Paper Document</u> It is understood that this will contain major changes to planning and was due to be out the tail end of 2016 but this appears to have been delayed.</p> <p><u>Sites</u></p> <p><u>Poole Stadium, Sydenhams High Street North, Pilkington's and the Nat West Sites</u> The authority is in discussion with developers currently.</p> <p><u>Quay Thistle</u> There is interest but nothing concrete has yet come forward.</p> <p><u>Power Station Site</u> The BoP is now in formal discussions with the developer.</p> <p><u>Portlink Rd (Pilkingtons Side)</u> Plans have been received and all the signs are positive that the building of this part of the road will go ahead to achieve completion around May 2017. The authority is in negotiations with Gallaghers currently in the hope that they will agree to build their side to the road next year as well.</p> <p><u>Nikel Site</u> The resolution to grant housing on this site has been agreed subject to a S106 agreement being signed.</p> <p><u>St John's House</u> As per the Nikel Site, the S106 agreement should be signed soon.</p> <p><u>Switching Station Site</u> This forms part of the discussion with Gallaghers. There is aspiration to develop but nothing as yet has come to the table.</p>	

<p>6.</p>	<p><u>Items Raised by the CWG</u></p> <p><u>Chris Allenby</u> <u>Gallaghers Update</u> Covered above</p> <p><u>Hunger Hill Road System update</u> Due to be part of the Growth Deal 3 bid but no announcement as yet that the bid has been successful.</p> <p><u>Graham Whitehall</u> <u>Salterns Harbourside Hotel New Planning Application</u> There was queries around why the planning application changed to which RTG responded that an applicant has the right to submit another planning application and if they can provide further evidence. The Planning Department's role is to merely determine whether the application is valid, and moreover there is no planning restriction on height in that particular area. Although there is some mention of tall buildings in the text of the Core Strategy, this cannot be applied when you are looking at policy. Rather than having a tall building zone the BoP are looking at implementing a tall building policy. Action: If any member of the CWG wishes to make further comment or representation regarding the Tall Building Policy please email Nick Perrins direct at nick.perrins@poole.gov.uk, though nothing will be decided until members see the draft Local Plan.</p> <p><u>Beach Road Car Park Proposals</u> There are various proposals being put forward for this site, including a 1, 2 and 3 bed developments or a multi storey car park. There was comment about car park charging in the Borough as well as a traffic management issue in this particular area, against the possible proposals for this site, though NP advised that the car park is underused currently, hence, the reason for the consultation (see above).</p> <p><u>Malcolm Tyler</u> <u>Parking area in Hamworthy Park</u> MT has concern that this development is being classed as Permitted Development without any opportunity for residents to have their say. Action: RTG confirmed that he would find out some more information from Karl Stokes regarding this and go back to MT.</p> <p><u>Brian Finch</u> <u>FJB Developments on Sandbanks Beach.</u> BF went to a consultation meeting and spoke at length with the developers and planning agent about the above site. BF advised that the Planning agent was willing to attend CWG for further discussion with CWG members to hear their views. RTG confirmed that the CWG was not the platform for such discussions and that the opportunity to engage with developers is the Local Engagement Forum.</p>	<p>CWG</p> <p>RTG</p>
<p>7.</p>	<p><u>AOB</u> <u>CWG Remit</u> BF asked whether it was possible to extend the remit of the CWG as it appears that CWG members are restricted as to what they can discuss at the group. RTG advised that the original purpose of this meeting was to have a planning focus and to discuss planning related issues only. That said, the format of the group could change under the Growth and Infrastructure umbrella though this remains to be seen.</p> <p><u>Fracking in Dorset</u> This was raised by BF. There has been a lack of fish coming into Poole Harbour as there is concern that the drilling in Wych Farm is being extended horizontally. There have been four fracking licences awarded for Poole Harbour. RTG explained that Poole has compiled a Fracking statement and as far as he is aware that policy remains extant.</p> <p><u>Broadstone NHF</u> There was concern from the group about the lack of response from the authority. NP confirmed that he had responded to Cllr Brooke in full within the last two weeks, and it is now down to the Forum to respond to us.</p> <p><u>Poole Quays NHF</u> There was a reminder about the PQF referendum vote which will be on 2nd Feb 2017. CA confirmed that the forum will be doing a leaflet drop.</p>	

	<p><u>Energy Usage</u> SC, on the back of the fracking item, explained to the group about her concern about the environment globally and that countries have the option of cleaner ways of using energy, and Poole's Local Plan should be incorporating this. Action: NP confirmed that SC was welcome to send in further comments via email at nick.perrins@poole.gov.uk</p> <p><u>Community Working Group AGM</u> RTG asked the group whether someone would be willing to speak at the AGM to give a short briefing detailing topics covered by the group during 2016. The group nominated MT. Action: GC to contact MT direct.</p>	<p>NP</p> <p>GC</p>
<p><u>Date of Next Meeting</u> : The Community Working Group AGM Wed 22nd March 2017 – 6.00pm-9.00pm Committee Suite</p>		