



**Community Working Group AGM Minutes (Planning & Regeneration Services including Building Consultancy)
Wed 18th March 2015
Cattistock Room - Civic Centre 6.00pm-8.15pm**

Chair:- Cllr Mike White (MW) - Deputy Leader of the Council, Portfolio Holder for Regeneration and Inward Investment, Schools Forum, Capital Programme Board, Member Engagement Forum, Cabinet, Full Council, Hamworthy East and West and Poole Town Centre Area Committee and Revitalising the Town Centre Board

Internal Attendees:-

Stephen Thorne - Head of Planning & Regeneration & Building Consultancy
 Richard Genge - Planning and Regeneration Manager
 Sue Ludwig - Business Manager
 Nigel Jacobs – Planning Policy and Implementation Manager
 Keith Pegram - Change and Performance Manager
 Gabriella Cobelli - Business Support and PA to Stephen Thorne

External Attendees:

Julie Bagwell – Watch This Space
 Pat Bullock – Friends of Hamworthy Park
 Ann Wood, Robert Bater and Ann Smeaton – Hamside Res Assoc
 Alison Dalton – Bridging Communities
 Sheila Warner - Talbot Woods and Branksome Res Assoc
 Brian Finch – Friends of Harbour Reach
 Graham Whitehall and Bertie Bowman– Lilliput and Neighbourhood Res Assoc
 June Topham - Sandbanks Assoc
 Terry Stewart – Campaign for the Protection of Rural England
 Tony Hamilton – Poole Agenda 21
 John Sprackling – Branksome Park, Canford Cliffs and District Residents Association
 Gerald Rigler - Society of Poole Men
 Chris Allenby – Poole Quays Forum
 Bill Constance – Poole Quays Forum

Item		Action By
1.	<u>Arrival and Refreshments</u>	
2.	<u>Introductions - Cllr Mike White</u> There was an introductory session, where the Chair and internal attendees introduced themselves to external attendees who were present that evening.	

<p>3.</p>	<p><u>Core Strategy (plus Community Infrastructure Levy – CIL) Update</u></p> <p>Nigel Jacobs gave a presentation to those present on the current Core Strategy explaining issues and options regarding strategic growth within the Borough, and informed the group about the current housing issues that Dorset are facing at the moment and the reasons underpinning the current housing need throughout.</p> <p>Nigel, in addition, spoke about the changes regarding CIL in light of the recent CIL charge review. This, along with the Core Strategy, the Poole Town Centre Planning and Urban Design Supplementary Planning Document (SPD) and the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) are all out for consultation until 31st March 2015.</p> <p>There have been some proposed CIL rates put together by Peter Brett Associates transpiring from the Agents and Developer's Viability Workshop held last September, reasons being that the gap has narrowed between profit and costs. These figures are based on National Guidance.</p> <p>There may be a strategic consultation in Autumn 2015, until then the BoP need to work with our neighbouring authorities under the Duty to Cooperate. Each authority in Dorset is at a different stage in terms of their Core Strategy and so all authorities need to align. We will have to prove by 2016 that we have undertaken a Strategic Duty to Co-operate and it has to be consistent, involve members and be on a regular basis. The Growth Board will possibly have a role to play in this.</p> <p>There were questions and concerns raised on the back of the above presentations. Points included that dwellings seemed to be getting smaller and that land owners at the moment are banking land, which makes it difficult for development to come forward. It was suggested that a tax be levied on land owners to hold onto the land, but this decision would have to come from Central Government and probably would not assist the developer.</p> <p>The Power Station raised concerns, though currently it is a site that is not viable to develop on. The BoP does not own this site and is therefore dependent on the owner. Cllr Mike White reminded those present that the BoP were working with government and developers at the highest level, and that The Leader, the Chief Executive, himself and Stephen Thorne have all met with the Housing Minister, Brandon Lewis, and meet with Gallaghers regularly. It is, however, a site which is not easy to unlock.</p> <p>A Compulsory Purchase Order option was considered, but a partner developer would still need to be sought, plus it would mean the BoP would inherit all the liabilities which come with the site and find the money to purchase. It is very difficult in all cases to bring forward housing when it is not our land. There is also a fine balance between providing more housing whilst maintaining the character of a specific area and the unit has done a piece of work on this.</p> <p>Also points were raised about the Sandbanks area, in that it is becoming overcrowded and whether the new CIL rates will slow development down. This is possible, however, the consultation process will hopefully provide new evidence but it may be a red herring as self builds are exempt from CIL.</p>	
<p>4.</p>	<p><u>Community Working Group Summary for 2014-2015</u></p> <p>Brian Finch kindly gave a comprehensive summary of the key points and issues raised by the Community Working Group in the year 2014-2015. Thanks were passed onto him from Cllr Mike White and the team for his efforts.</p>	
<p>5.</p>	<p><u>Community Working Group – Membership Refresh</u></p> <p>Mary Parsons who has been attending the regular meetings representing The Friends of Hamworthy Park will be replaced by Pat Bullock. Terry Stewart has requested to stand down from attending going forward. John Sprackling confirmed that Wayne Hancock will be joining to represent the Branksome Park, Canford Cliffs & District Residents Association.</p> <p>Chris Mills and Alison Dalton will no longer attend as the Bridging Communities</p>	

	<p>forum is coming to an end. Candace McMahon or Malcolm Tyler will be representing Lake Residents Association Hamworthy in place of Mary Parsons.</p> <p><u>The finalised list for Community Working Group members for 2015-2016 are:-</u></p> <ul style="list-style-type: none"> • Ken Bearcroft - Parkstone Bay Association • Pat Bullock - Friends of Hamworthy Park • Candace McMahon/ - Lake Residents Association – Hamworthy • Malcolm Tyler • Wayne Hancock - Branksome Park, Canford Cliffs and District Res Assoc • Graham Whitehall - The Lilliput & Neighbourhood Assoc (LANA) • Gerald Rigler – Society of Poole Men • Brian Finch – Friends of Harbour Reach • Tony Hamilton – Poole Agenda 21 • Julie Bagwell – Watch this Space • Ann Wood - Hamside Residents Association • Chris Allenby - Poole Quays Forum <p>Action: The 2015-2016 meeting dates for the Community Working Groups and the AGM will be forwarded to members in the next few weeks. Gabriella Cobelli will email attendees in due course.</p>	Complete
6.	<p><u>Questions and Answers Session</u></p> <p>Various questions and answers were raised by the group as follows:-</p> <p>Q: Regarding the Twin Sails Bridge, has that debt been cleared? A: No, the BoP tried to get the loan converted into a grant but without success. A lot of the CIL contributions have gone towards paying back the loan. Action: The debt figure as it stands today is about 6 million, though Stephen Thorne will confirm.</p> <p>Q: There has been something in the media about self build and sole residency for three years. Can you elaborate? A: If a developer plans to build a new dwelling and it is used on a sole residency basis for three years then CIL is exempt. Nearly £0.75m has been lost to the public purse in this way.</p> <p>Q: Can a developer decide what form of payment they make, either CIL or Section 106? A: No, however, there are building schemes that are solely associated with Section 106 e.g. Affordable Housing.</p> <p>Q: The specified housing need for Poole I understand is 700 houses per year. We all love living in Poole but how do we differentiate between need and greed? A: The figures are based on a need, backed up by migration into the Borough of Poole and this is due to a mix of employment opportunity or retirement.</p> <p>Q: Who is the current Neighbourhood Forum officer? A: Darryl Howells currently (was Helen Harris).</p> <p>Q: Is there an obligation for Inland Homes to complete the unfinished section of the Portlink Road by 2017? And is there any leverage with Gallaghers? A: The Head of Planning and Regen presented a strategic case to the then Housing minister, Mark Prisk, for the Port Link Road. It was agreed in principle, but as both parties did not agree to engage it did not go ahead.</p> <p>Q: Will the Talbot Village and Joint University Business Park Masterplan be available for viewing by the public?</p>	ST

	<p>A: Yes. Stephen Thorne is on the Board as a representative for the BoP and has been to the local resident's associations AGM. The Board want this adopted as a Supplementary Planning Document. Timetable wise, this will go out for consultation we hope in the Autumn of 2015 and residents will be informed.</p> <p>Q: Do you have a policy for subdivision of plots within the BoP, in terms of dwellings being too close together?</p> <p>A: The BoP is looking at this currently, namely at any new development that enhances the existing character of the area, though setting the figure is very difficult.</p> <p>Q: Regarding the points made around Core Strategy update and CIL monies, this must mean that infrastructure is not being developed as developers are not coming forward with CIL and S106 monies?</p> <p>A: This is a big issue. CIL was supposed to mean more flexibility to pay for infrastructure. It has now become a big issue with the CIL changes and the many regulations that come with it, which as resulted in receipts being lower than anticipated and the concern is that governmental intervention in delivering housing will result in further pressure to fund the infrastructure projects that should fall to the developer to provide.</p> <p>Q: Is the Crown Closures factory in Lake Road Hamworthy closing down?</p> <p>A: If considered for redevelopment, it is documented in the Local Plan policy that development on this site will be a mix of residential and employment units.</p> <p>Q: What is the current status on the Seafront Strategy?</p> <p>A: There was a recent member working party held and it was agreed that the Sandbanks part of the Strategy needs completely reviewing. Darryl Howells is leading on this initiative and there will be a consultation on the Sandbanks element but it will not be until after the elections.</p> <p>Q: Has there been any progress with regards to area TPO's?</p> <p>A: Work has been underway the last four weeks with two officers reviewing a significant area order. This should be concluded within the next month. A "Recommended Tree Species" leaflet was brought to the Agents and Developers and Arboricultural Working Group AGM a couple of weeks ago. It has been designed to assist residents wishing to plant new trees and it is hoped this will be concluded for launch by the next regular Arboricultural Working Group meeting.</p>	
<p><u>Date of Next Regular CWG Meeting : Wed 13th May 2015 - 2.00pm-4.30pm Room 134 (other dates will be confirmed)</u></p>		