



**COMMUNITY WORKING GROUP MEETING MINUTES**  
**Planning & Regeneration Services including Building Consultancy**  
**Thurs 20<sup>th</sup> Nov 2014 2.00pm – 4.45 p.m. Room 134**

<b>ATTENDEES:</b>		
<p><b><u>Borough of Poole Attendees:</u></b>            Stephen Thorne (<b>ST</b>) – Head of Planning &amp; Regeneration inc Building Consultancy (<i>chair</i>)            Richard Genge (<b>RTG</b>) – Planning and Regeneration Manager            Gabriella Cobelli (<b>GC</b>) – PA to Stephen Thorne            Keith Pegram (<b>KDP</b>) - Change and Performance Manager</p> <p><b><u>Community Groups / Resident Associations Attendees:</u></b>            Terry Stewart (<b>TS</b>) - CPRE            Mary Parsons (<b>MP</b>) - Lake Res Assoc Hamworthy / Friends of Hamworthy Park            Graham Whitehall (<b>GW</b>) - Lilliput and Neighbourhood Assoc            Ann Wood (<b>AW</b>) - Hamside Residents Assoc            Brian Finch (<b>BF</b>) - Friends of Harbour Reach            Gerald Rigler (<b>GR</b>) – Society of Poole Men            Ken Bearcroft (<b>KB</b>) – Parkstone Bay Assoc</p> <p><b><u>Apologies External:-</u></b>            Chris Mills (<b>CM</b>) – Bridging Communities            Julie Bagwell (<b>JB</b>) – Watch this Space            Chris Allenby (<b>CA</b>) – Poole Old Town Conservation Group            Tony Hamilton (<b>TH</b>) – Poole Agenda 21</p> <p><b><u>Apologies Borough of Poole:-</u></b>            Sue Ludwig (<b>SPL</b>) – Business Manager</p>		
1.	<p><b><u>Minutes of the Last Meeting dated 3<sup>rd</sup> Sept 2014 and any Matters Arising</u></b></p>	
1.1	<p><b><u>Website users</u></b>            This is on the agenda.</p>	
1.2	<p><b><u>Member Tour of Inspection</u></b>            Only half a dozen feedback forms have been received which is insufficient to formulate a reflective opinion. <b>Action: GC to send a reminder email to those who attended in the hope that we receive enough to gauge a broad view.</b> (<i>Post meeting note: GC spoke to RTG – it is felt there is adequate feedback received in order to formulate an analysis.</i>)</p>	N/A
1.3	<p><b><u>The Removal of Selected Conservation Areas in Poole</u></b>            There was an outstanding action for TS to email RTG details of a case involving a gateway. <b>Action: TS to email the specifics for RTG to investigate.</b></p>	RTG
1.4	<p><b><u>Road Blocking Around Construction Sites.</u></b>            CA agreed at the last meeting to email ST a photo of a construction site where the road keeps getting blocked. <b>Action: TS to remind CA.</b></p>	TS
1.5	<p><b><u>Unintended Consequences</u></b>            A question was raised at the last meeting in relation to the on costs of one of the regeneration sites which ST responded to. As a consequence, this resulted in unexpected media coverage and political involvement. ST reminded attendees that, whilst his aim is to answer queries as comprehensively and honestly as possible, attendees need to be aware of the implications of reporting items addressed to the Echo. For clarification whilst the developer</p>	

	has indicated that the substantial amount of concrete on this site needs to be removed ST is not aware of any statutory agency requiring this at present.	
2.	<p><b><u>Website User Demonstration (plus “email me” alert system on BoP.com)</u></b></p> <p><b>Website User Demonstration (plus “email me” alert system on BoP.com)</b></p> <p>KDP demonstrated how to search for planning application information on the web. Various queries were asked. KDP recommended using the advanced search as this narrows down options substantially, and showed how this could be located i.e. by clicking into the planning application “advanced search” option (next to the standard search tab) and then clicking on the “dates” option below. You can also look at consultation start and end dates, decision and validation dates as well as the type of application by double clicking into the application details (in bold). KDP recommended users read the help and support tab to the left of the page – see embedded link below:-  <a href="https://boppa.boroughofpoole.com/online-applications/">https://boppa.boroughofpoole.com/online-applications/</a></p> <p>The website is likely to be upgraded Spring 2015. KDP hopes to attend a further meeting to show attendees the improvements, though this may be at the next regular CWG meeting as opposed to the AGM.</p> <p><b>Action: GC to add to the next regular CWG meeting. Dates for 2015–2016 to be confirmed.</b></p> <p><b>Action: KDP give an update on merely progress at the AGM.</b></p> <p><b>Email Me Alerts</b></p> <p>GC gave advice on the “email me” alerts tool on the web. Anyone who subscribes will receive the last planning newsletter as this is just testing the system. The next newsletter will be sent out round about the end of Jan 2015. There are other alerts that users can subscribe to i.e. parks and open spaces, waste/recycling and alerts from other government bodies.</p>	<p>GC</p> <p>KDP</p>
3.	<p><b><u>Material Change of Use</u></b></p> <p>RTG explained the general approach undertaken to establish how a material change of use is determined. Various questions were asked by the Group throughout. A Local Planning Authority is responsible for deciding whether planning permission is required and this is determined on the basis of individual facts and merits of a given case and some are more complex than others. RTG gave examples, explained a bit about the legal side and the various questions were asked. In conclusion there is not one size fits all, any change of use is a matter of fact and degree determined on the individual merits of the case by the Local Planning Authority.</p> <p><b>Action: An attachment compiled by RTG showing more detail will be circulated with the minutes.</b></p>	GC
3.1	<p><b><u>Hamworthy Boat Compound</u></b></p> <p>This was raised again by two group members who considered that a material change of use had occurred, with no planning permission granted for its current usage and moreover, that the beach space is currently being taken up by numerous yachts. The current position of the Local Planning Authority based on the evidence is that there is no material change of use, and compliance with byelaws is a civil matter.</p>	
4.	<p><b><u>CIL Update (Viability Workshop on 24<sup>th</sup> Sept 2014)</u></b></p> <p>CIL was adopted at the beginning of 2013. Consultants attended the above workshop on 24th Sept 2014 and they have undertaken a viability study. They are still currently looking at the evidence. We are expecting to receive findings sometime in Dec 2014.</p>	
5.	<p><b><u>Core Strategy Update</u></b></p> <p>Steve Dring came to speak to the Group in Sept 2014 and touched on the Core Strategy. There have been a number of different reports commissioned for this and it should to out to consultation Feb-Mar 2015. Attendees are therefore advised to keep an eye on the website. ST provided an explanation of the importance of the BoP having a Five Year Land Supply which forms part of the Core Strategy. The final Strategy will be adopted in 2016.</p>	

6.	<p><b><u>Town Centre Planning and Design Supplementary Planning Document</u></b>  The draft supplementary planning document for this is on hold. There are two options; one is one way, one two way. The options will be going out to consultation again. It is hoped that it will go out for consultation again in Jan 2015 for adoption around June-Jul 2015.</p>	
7.	<p><b><u>Regen Site Update</u></b>  <b><u>Pilkingtons</u></b>  Phase 2 is currently being considered. (<i>Post meeting note:- now approved</i>)  <b><u>Nikal Site</u></b>  No application has been received.  <b><u>Gallaghers</u></b>  The application is still being considered and viability being reviewed.</p>	
8. 8.1 8.2 8.3 8.4 8.5 8.6	<p><b><u>Other Items raised by CWG members</u></b>  <b><u>8.1 Dolphin Quays – Raised by Gerald Rigler</u></b>  There has been no further update on the development of this site.  <b><u>8.2 Dolphin Centre – raised by Gerald Rigler</u></b>  Legal and General are the new leaseholders and have aspirations for the site. The heads of terms in the lease are being considered at the moment.  <b><u>8.3 Wolfson Prize – raised by Gerald Rigler</u></b>  ST mentioned the Wolfson Prize document which refers to a plan to create a garden city, namely Uxcester. Poole did get a mention in the document though ST is not sure where it would happen in Poole as land is limited. We would, in reality, have to rely on the cooperation of East Dorset and Purbeck, and though Poole has a Five Year Land supply, the reality is that Poole, at some stage, will run out of land.  <b><u>8.4 Conservation Area and the Principle of Development – raised by Terry Stewart.</u></b>  TS raised this, in relation to a particular application to turn a residential dwelling into a dental surgery. RTG explained that if an area is deemed a conservation area it does not mean that development cannot occur, it does, however raise the bar on the quality of the outcome. The material harm needs to be gauged against the existing character of the dwelling/area.  <b><u>8.5 Party Houses and Communication– Raised by Terry Stewart</u></b>  TS stated that there is opinion amongst the public that the BoP’s communication on this issue, to date, has been poor. ST explained that there had been a statement put on the website in Sept 2014 which clarified the current position and direct communication with the Chair of PHAG. TS considered that the explanation should be made available to other members of the public who are concerned. <b>A link to the statement will be included with the minutes.</b>  In the interest of party houses there is a perception that a planning contravention notice is an enforcement notice – this is not the case. KB and TS have asked to meet with the Cllr Elaine Atkinson and Andrew Flockhart as Resident’s Associations are disillusioned with the BoP’s communication in general, and that contact with the public needs more widely dispersing in general.  <b><u>8.6 Delegation Procedure – Raised by Brian Finch</u></b>  BF has concerns about the red card procedure. He feels there is too much opportunity for the public to overlook the process and that members could easily miss out with the short time between decision making and the 28 day investigation period. RTG had met with BF the previous week to advise that the procedure is not new. Only about 7% of applications go to Planning Committee. Members are very protective over the right to red card an application though great care needs to be taken and regular discussions need to take place with officers. ST added that the public have 21 days to come back to us after notification of any proposed development. We do not recognise that members are constrained by the 21 day period although have</p>	<p style="text-align: right;"><b>Note GC to action</b></p>

	advised members that it is best practice not to Red Card an application too early as the facts of the case are still being assessed and no recommendation would have been formed.	
<b>9.</b>	<b><u>AOB</u></b>	
<b>9.1</b>	<b><u>Chris Allenby – Transportation Question</u></b> TS reminded ST that CA raised a question in his email dated 14 <sup>th</sup> Nov 2014 relating to the Local Sustainable Transport Fund. <b>Action: GC or ST will pass this onto the Head of Transportation for their response.</b>	<b>Complete</b>
<b>9.2</b>	<b><u>Public Conveniences</u></b> GR raised a query regarding planning consent on public conveniences. ST advised that planning permission would not be needed to demolish the toilets.	
<b>9.3</b>	<b><u>Charity Event</u></b> Brian asked if details of the above event to be held at the Haven Hotel on Friday 21 <sup>st</sup> Nov be circulated. <b>Action: GC to action.</b>	<b>Complete</b>
	<b><u>Date of Next Meeting: The Community Working Group AGM</u></b> <b><u>Wed 18th Mar 2015 6.00pm-9.00pm Cattistock Room Civic Centre</u></b>	