



**COMMUNITY WORKING GROUP**  
**Planning & Regeneration Services including Building Consultancy**  
**Wed 16<sup>th</sup> Jan 2013 2.00pm-4.30pm – Room 134**

<b>ATTENDEES:</b>	
<p><b>Borough of Poole:</b>            ST – Stephen Thorne (<i>chair</i>)            GC – Gabriella Cobelli                  (<i>minutes</i>)            SPL – Sue Ludwig</p>	<p><b>Community Groups/Residents' Associations:</b>            Graham Whitehall (GW) - The Lilliput and Neighbourhood Association            Ray Prior (RP) – Elms Estate Residents Association            Wayne Hancock - Branksome Park, Canford Cliffs Res Association            Terry Stewart (TS) - CPRE            Brian Appleyard (BA) – Canford Cliffs Land Society            Ann Wood (AW) - Hamside Residents Association            Chris Lewis (CS) – Parkstone Bay Association            (<i>Eunice Marsden has now resigned from above Association</i>)            Bill Constance (BC)            (for Chris Allenby) - Poole Old Town Conservation Group            Tony Hamilton - Poole Agenda 21            Alison Dalton – Bridging Communities</p>
<b>APOLOGIES:</b>	
<p><b>External</b>            Pat Talbot (PT) - Broadstone Residents Association            Mary J Parsons (MP) – Lake Residents Assoc / Hamworthy / Friends of Hamworthy Park</p> <p><b>Borough of Poole</b>            RTG – Richard Genge</p>	
<p><b>1.</b></p> <p><b>1.1</b></p> <p><b>1.2</b></p> <p><b>1.3</b></p> <p><b>1.4</b></p> <p><b>1.5</b></p>	<p><b><u>Minutes of the Last Meeting and Matters Arising – Stephen Thorne</u></b>            The meeting commenced with an introductory session and ST ran through the last minutes of the Community Working Group Meeting dated 17th Oct 2012.</p> <p><b><u>Pre-Apps</u></b></p> <p>At the last meeting SPL asked the Group for feedback if they notice any errors, though no feedback has been received since.</p> <p><b><u>Enforcement of Planning Apps to include Scales on Drawings, Landscape Plantings as well as showing Height and Mass in Streetscape</u></b>            A point was raised regarding the determination of a building's scale. RTG advised that this was one of the items featured on the Delegation Review Meeting and the action was for RTG to set one up. ST has since confirmed that there could well be a review of powers within; hence this is currently on hold, until a meeting can be arranged.</p> <p><b><u>Enforcement Activity Report</u></b>            TS at the last meeting requested that the unit states which address the reports relate to. The action was for TS to contact the chairman. <b>Action:- ST agreed to speak to RTG to seek the Chairman's view.</b></p> <p><b><u>Outstanding S106 Reports</u></b>            This was added to the November 2012 Planning Committee Agenda.</p> <p><b><u>Lists of Appeals &amp; Appeal Decisions Received</u></b>            TS has requested a list of the above. GC sent a link directing TS to the right place on the BoP website.</p>
	<p><b><u>Action by</u></b></p> <p><b>RTG</b></p>

<p>1.6</p> <p>1.7</p>	<p><b><u>Comments on Planning and Regen and Building Consultancy - Service Received</u></b>  BKO at the last meeting advised that the unit welcomed any feedback from the working Groups. GC spoke to BKO - no feedback had been received since the last meeting.</p> <p><b><u>Changing Times</u></b>  ST gave a quick accommodation related update on unit moves.</p>	
<p>2.</p>	<p><b><u>Community Infrastructure Levy (CIL) Update - Stephen Thorne</u></b>  ST gave a brief update. Any applications decided by 2<sup>nd</sup> January 2013 will be CIL liable. There is no tariff yet imposed on business or retail. Any S106 funding is ring fenced and affordable housing is still subject to S106. ST then explained how the Affordable Housing initiative evolved.  TS stated that the government are saying that recent provisions on s106 agreements can be renegotiated. Where stalled, developments occur and the government encourages us to renegotiate to see if development can be triggered. In analysing permissions in Poole, only the Goods Yard site fell into this category.  ST went on to say that the government have given a view on the percentage of CIL that can be apportioned for the community and the rules that will apply.  <b>Action: ST to bring this back to the AGM. GC to add to agenda.</b>  In terms of the Regeneration Sites there is nothing in the CIL pot at the moment. BA raised what the implication of a refusal of an application which was then granted after implementation of CIL to which ST confirmed it would be CIL liable.</p>	<p>GC</p>
<p>3.</p>	<p><b><u>Beach Master Plan – Update - Stephen Thorne</u></b>  This last went to ECOS on 20<sup>th</sup> Nov 2012 and has been deferred. Members were unhappy with the report content, thus, the document will not now go out to consultation.  ST explained that the BMP is a vision to deliver a capital sum to pay for improvement of the pumping stations, toilets and general appearance of the area. The revised document will go back to ECOS on 7<sup>th</sup> March 2013, hopefully for endorsement to go out for consultation for 9-10 weeks.  Terry Stewart asked about funding from the two new hotels. ST responded that, whilst there had been financial work undertaken to assure members that the aims of the BMP could be realised, it was completed in the knowledge that the BMP will change as a result of consultation, and therefore was not considered important at this stage of the SPD process. Nigel Jacobs of our Planning Policy and Implementation Team will be doing a BMP presentation at the South Poole Coastal Chairman Meeting on 25th Feb 2013.</p>	
<p>4.</p> <p>4.1</p> <p>4.2</p>	<p><b><u>Tree Issues - Stephen Thorne</u></b>  <b><u>Tree Management Plans</u></b>  There was discussion around the petition received, which went to Environment Overview and Scrutiny Meeting in Nov 2012. There were 260 signatures from landowners who would like the BoP Tree Management Policy to be more flexible. Residents would like to be able to trim overgrown trees though care needs to be taken by residents around the trees planted initially, to avoid overgrowth in the future. <b>It could be that the Council publish a leaflet on what trees are acceptable to plant.</b>  AD mentioned a specific tree issue which is causing her much concern and she is about to write in and ask for permission to fell the tree. SPL did mention that the landowner has the right of appeal against a TPO. The discussion about the Policy continued, especially around Health and Safety Issues and liability.  <b>This has been added to this month's Arboricultural Working Group agenda, and is also going to Economy Overview and Scrutiny on 24<sup>th</sup> Jan 2013 for further discussion and debate.</b>  <b><u>Tree Replacement Notices</u></b>  This is a current issue as there is no budget. Russ Fisher of the Tree Team had reported 19 outstanding, though a good number are now complete. ST intends to prioritise the top remaining TRN'S and undertake direct works and impose a charge upon the land. It is in the landowner's interest to notify us that the TRN has been</p>	<p>Note</p> <p>Note</p>

	<p>complied with, as it could cause issues when selling a property.  <b>Action:- RTG/ RF to prioritise the top three that require addressing.</b>  Two new starters are joining the Tree Team. Adam Cooper will commence as an Arboricultural Assistant on 1<sup>st</sup> Feb 2013 and Rory Gogan starts as an Arboricultural Officer on 25<sup>th</sup> Feb 2013. GW asked about licensing. SPL confirmed that quite a few Arboricultural Consultants are members of the Arboricultural Association, and residents are good at informing us about potential unauthorised works being undertaken.</p>	RTG/RF
5.	<p><b><u>Use Classes Order – Stephen Thorne</u></b>  An overview leaflet on Use Classes Order 2012-2013 was distributed. ST gave examples of use classes which do and do not require planning permission. The general ruling is that you can trade down (e.g. from a drinking establishment (class A4) to a shop (class A1) without planning permission but not vice versa.</p>	
6.	<p><b><u>Estate Agents’ Boards - Stephen Thorne</u></b>  This was a result of a petition by some Sandbanks Residents and went to ECOS on 18<sup>th</sup> Oct 2012. It relates to the alleged breaches of the Town and Country Planning Act (Control of Advertising) Regulations 2007 with regards to the regulatory number of boards erected outside dwellings. Enforcement will act if it is felt that board numbers were being exceeded. A voluntary code of practice in Poole has been proposed. This is going back to ECOS on 24<sup>th</sup> Jan 2013. This seems to be more of an issue now, as property sales would turn over quicker in a more buoyant market. The general feeling was that it was not necessary and that it would be difficult to enforce.</p>	
7.	<p><b><u>Ward Walks – Stephen Thorne</u></b>  ST gave a brief overview, and some walks took place in Nov 2012 (some have been postponed). ST asked whether the walks and the Member’s Tour of Inspection still had any value.  Feedback was largely positive, especially for the Tour of Inspection as this will give Group members a chance to view / comment on developments. Feedback on the Ward Walks again was positive, though ST added that Street Scene issues are now infiltrating into what started as a Planning initiative, and so therefore may fit better with Place Theme as a more central initiative. AD mentioned a specific issue relating to those who are living near on development sites.  <b>Action: AD to take this up separately with ST.</b>   <b>Action: A proposed date for the Tour of Inspection has been set in June. GC to keep the Group informed with a view to sending out a formal invite.</b>  <b>Action:- ST to update the Group about any decisions made on the Ward Walks.</b></p>	AD  GC ST
8.	<p><b><u>Regeneration Update – Stephen Thorne</u></b></p>	
8.1	<p><b><u>Sydenhams</u></b>  Nothing to report.</p>	
8.2	<p><b><u>Pilkingtons</u></b>  There was a unanimous vote to approve the Pilkington’s application on 6<sup>th</sup> Dec 2012 at Planning Committee. No reserve matters have been received, however, Phase 1 of the development has been the subject of initial discussions.</p>	
8.3	<p><b><u>Gallaghers</u></b>  ST awaits more information needed. The viability assessment has been received.</p>	
8.4	<p><b><u>West Quay</u></b>  Nothing to report.</p>	
8.5	<p><b><u>Quay Thistle</u></b>  Nothing to report.</p>	
8.6	<p><b><u>RNLI</u></b>  This planning application related to the building of Lifeboats within Poole. There was a unanimous vote to approve the application when it went to Planning Committee on 10<sup>th</sup> Jan 2013.</p>	

9.	<p><b><u>AGM Focus (Wed 13<sup>th</sup> March 6.00pm-9.00pm – Cattistock Room) – Stephen Thorne</u></b></p> <p>The debate will be opened to find out if members are happy to continue the meetings in the same format. ST will probably do a presentation on the Beach Master Plan. TS confirmed that progress is slow regarding the Broadstone Neighbourhood Plan, though the Neighbourhood Forum is progressing well. <b>Action: SPL to contact Pat Talbot to see who is leading on it in Broadstone, to find out the status and whether reps from that forum would be prepared to attend the AGM do a presentation on lessons learned.</b></p>	SPL
<p>10. 10.1 10.1.1  10.1.2  10.1.3  10.2 10.2.1 10.2.2</p>	<p><b><u>AOB</u></b></p> <p><b><u>Planning Conditions – Imposition and Enforcement Park and Ride – Chris Allenby</u></b></p> <p><b><u>Dolphin Quays</u></b></p> <p>There are no conditions within the planning permission, though a paragraph was read out by ST from the Section 106 Agreement dated 14<sup>th</sup> March 2000:-  <i>“The Council shall operate the Park and Ride Car Park as a park and ride car park serving Poole Town Centre and shall provide any necessary operational subsidy. The Council will use its best endeavours to encourage the use of the Park and Ride Car Park, so as to free up parking spaces in Poole Town Centre for use by shoppers and visitors or by converting long term car parking spaces to short term car parking spaces”.</i></p> <p><b><u>Definitions:-</u></b></p> <p><b>Park and Ride Car Park</b> – A car park to be constructed on the Council’s land at Marshes End for approximately 360 cars.</p> <p><b>Poole Town Centre</b> - the Parking Restraint Area as defined in the Local Plan</p> <p><b><u>Hotel Du Vin Thames Street</u></b></p> <p>The Thames Street Parking issues were made worse a few months ago by Gas works, causing added congestion plus some Hotel Du Vin delivery vehicles / taxis were parking in the road. The hotel, however, was providing both off site parking (at the Mariner) and on site parking and turning areas, all of which complied with their planning conditions. The matter was referred to Transportation.</p> <p><b><u>Railway Pedestrian Crossing Hamworthy Park to Harbour Reach.</u></b></p> <p>There is an unresolved issue regarding use of the play areas (LAPS &amp; LEAPS) secured by contributions. The developer sold the land on which the play areas are located to the private tenants, and thus they consider the areas should be private. The unit is currently undertaking an assessment of the position so that a view can be formed.</p> <p><b><u>Enforcement Issues – Adverts- Go Outdoors Camping Signs and 58 High St – Chris Allenby</u></b></p> <p><b><u>Go Outdoors Camping Signs</u></b></p> <p>Go Out Doors have been asked one final time to take down two free standing signs which do not have approval, all the other signs have consent. If not removed voluntarily by February, we have the option of taking enforcement action.</p> <p><b><u>58 High Street</u></b></p> <p>Subject to an enforcement notice for an unauthorised shop front. Photo evidence indicates that UPVC windows were there before the current ones. The new ones have are considered an improvement over the old. Providing the enforcement notice regarding the unauthorised shop front is complied with, it would not be expedient to take enforcement action against the windows because their appearance would be an improvement over what existed 3 years ago. A recent application for an alternative shop front had been refused but an offer to negotiate a solution has been offered to the agent. <i>(Post meeting note 13.02.13: An appeal against the planning refusal has been lodged with the Planning Inspectorate).</i></p>	

<p>10.3</p> <p>10.4</p> <p>10.5</p> <p>10.6</p> <p>10.7</p>	<p><b><u>Terrace Row Update Request – Chris Allenby</u></b>  ST has received feedback from officers in Planning and Regen as well as Financial Services (more specifically the section within previously known as Asset Management and Property Services). The disposal options are under consideration. It was hoped that a mixed use development could be achieved. This has not been possible and it is now likely that the site will be disposed for residential development.  This site falls under the more detailed guidance set out in the PBRI SPG which is currently under review. One aim is the reintroduction of a new footpath link between West St and West Quay Rd. It should address both streets and ensure it is to scale.  It is a challenging site because of its linear nature and the need to address flooding (raising floor levels) but a scheme could be progressed under the afore mentioned guidance. There maybe a number of options in use, form, scale and mass but due to the above those choices are limited.</p> <p><b><u>Considerate Contractors Good Practice Guide (carried forward from the last CWG meeting of 17/10/12) – Stephen Thorne</u></b>  This item was also presented to the Agents and Developers Working Group, and copies of the Guide were circulated (source derived from website:- <a href="http://www.ccscheme.org.uk">www.ccscheme.org.uk</a>). The ECO Code for Sustainable Homes was raised at the Agents and Developers Group and ST gave a brief explanation - points are awarded to those contractors following a Considerate Contractors Guide. This will happen more as time goes on especially on larger schemes, as this will help with the Sustainable Housing assessment.</p> <p><b><u>Original Lifting Bridge - Bill Constance</u></b>  SPL emailed BC direct about this issue on 11<sup>th</sup> Jan 2013. The work on the lifting bridge is a project being driven by Transportation. There is no planned timeline currently due to budget pressures. The state and safety of the bridge is, in the meantime being monitored by the unit though any group members may wish to contact John Rice (Engineering &amp; Maintenance Manager – Transportation Services) on 01202 262111 – or email <a href="mailto:j.rice@poole.gov.uk">j.rice@poole.gov.uk</a>.</p> <p><b><u>Planning and Regeneration Newsletter</u></b>  This is due to be published in February 2013. <u>Link below to BoP website area:-</u>  <a href="http://www.boroughofpoole.com/planning-and-buildings/news-and-consultations/planning-news/">http://www.boroughofpoole.com/planning-and-buildings/news-and-consultations/planning-news/</a></p> <p><b><u>Changing Times Update</u></b>  Jim Bright has resigned from the authority and Andrew Flockhart is taking on his duties for 12 months initially and will be leading on the Place Theme.</p>	
	<p><b><u>Date of Next meeting:- The Community Working Group Annual General Meeting on Wed 13<sup>th</sup> March 2013 – 6.00pm-9.00pm – Cattistock Room</u></b></p>	