

COMMUNITY WORKING GROUP AGENDA

1400 – 1630

20 January 2010

ROOM 133, CIVIC CENTRE, POOLE

Invited Attendees:

ST	Stephen Thorne	SL	Sue Ludwig	SB	Shelley Barnett
BC	Bill Constance	DC	Douglas Cook	RG	Roy Godfrey
KB	Ken Bearcroft	RP	Roy Pointer	AD	Alison Dalton
WH	Wendy Herring	CM	Candace McMahon	AS	Ann Smeaton
AD	Andy Dearing	RTG	Richard Genge	NJ	Nigel Jacobs

		Raised by	Time	Response
1	Apologies	ST	14:00	ST
2	Minutes of last meeting	ST	14:05	ST
3	External and Internal Consultations, Publicity and Community Involvement	BC/RP	14:25	ST/RTG
4	Building Heights Policy and the Role of SPG	BC	14:50	NJ
5	Neighbourhood Centres	AS	15:05	NJ
6	Structures under 50m3	RG	15:20	ST
7	Membership of Planning Committee	RG	15:30	ST
8	Tree Preservation and Enforcement	RP	15:40	AD
9	Planning and Regeneration Newsletter	RP	16:00	ST
10	Annual Meeting of Community Groups	ST	16:10	ST
11	AOB	ST	16:20	ST
12	Annual Meeting 10.03.10 @1800 Committee Suite, Civic Centre			ALL

MINUTES

Community Working Group – Wednesday 20th January 2010

Attendees:

- Stephen Thorne – Head of Planning & Regeneration Services
- Shelley Barnett – PA to Stephen Thorne, Planning & Regeneration Services
- Sue Ludwig – Business Manager, Planning & Regeneration Services
- Roy Pointer – Branksome Park & Canford Cliffs Residents Association
- Candace McMahon – Lake Residents Association
- Bill Constance – Poole Old Town Conservation Group
- Doug Cook – Society of Poole Men
- David Howard – Parkstone Bay Association
- Roy Godfrey – Broadstone Residents Association
- Ann Smeaton – Hamside Residents Association
- Nigel Jacobs – Policy and Implementation Manager
- Luke Bennett – Trainee Planning Officer
- Richard Genge – Team Manager – Development

Agenda Item	Minute	Comment & Action Agreed
Apologies	Wendy Herring – Broom Road Residents Assoc. Alison Dalton – Bridging Communities. Ken Bearcroft – Parkstone Bay Association (David Howard attended in his place)	
Minutes of last meeting	Planning Charter The delay in the pre-application advice appearing on the website due to minutes not being agreed. Planning Wam Res Associations Database	The final document to be available for the Annual Meeting. Prior to this community consultations will take place. RP highlighted that there was no incentive on applicant to deliver. ST agreed to look into speeding up the process. SPL and ST highlighted that it is not essential for them to be displayed before a determination just as long as they are displayed, so that we are transparent. The upgrade is currently undergoing tests and now includes treework applications. NB: With disappointment an omission by the software provider, the upgrade has now missed the slot with customer services and due to council tax the go live date has been postponed to the 1 st May 2010. RP questioned whether anything was being done about this. SPL advised that the intention is to provide this info on the website. However, resource issues have delayed the pre-publication work that needs to be completed and ST advised the group that he would look into this

	<p>Ward Walks</p> <p>Sea Defences and Flooding</p> <p>Characterisation Study</p>	<p>for the Annual Meeting.</p> <p>A Key Activities Schedule has been produced in response to the Autumn Ward Walk. The Spring Ward Walk is planned for 14th April 2010. The group questioned the relevance of the Ward Walk to CWG. ST informed the group that they need to bring matters to their Councillors that they wish to be discussed during the walk. Feedback should also be fed through the ward councillors back to the community. DC brought up the issues of replacement materials after work has been done for services – for example the tiles at Dolphin Quays being replaced with tarmac. This issue had been raised during the Autumn Ward Walk and already referred to Transportation Services.</p> <p>NJ informed the group that an external consultant has been commissioned to look into what flood defence measures are required to protect the town centre up to 2026, including costs. ST is aware of other legislation and how they all tie into other departments, which makes it very difficult to coordinate. NJ to provide the group with an update and presentation for the CWG in May.</p> <p>The Characterisation Study results will be available in February.</p>
External and Internal Consultations, Publicity and Community Involvement	The level of engagement with the community representatives was in question with regard to major applications and developments.	<p>ST explained how some consultations are statutory and governed by law. Applicants are recommended to engage at pre-application stage with community groups and residents associations to improve the process – but this is a voluntary arrangement</p> <p>Borough of Poole already provides site notices in some instances and writes directly to those affected (including opposite neighbours), which is more than the statutory requirement.</p> <p>The group discussed methods of community interaction that they had experienced and what they felt was most effective.</p> <p>BC to provide ST and the group with a proposal for this.</p>
Building Heights Policy	Concerns that plans and artists	NJ explained that the SPG policies were adopted in 2004, and are not relevant to the

and the Role of the SPG	<p>impressions of developments show buildings at odds with planning guides. BC was concerned with the building heights especially along the waters edge, stating that development should be in harmony with what we already have.</p> <p>BC questioned the relevance of viability assessments when development is delayed</p>	<p>At the public examination into the Core Strategy the Inspector concluded that aspects of the SPG were dated and that flexibility needed to be applied to enable development in the Regeneration Area. This may mean allowing additional heights of building in some locations. The Council with support from CABE will be reviewing aspects of the SPG.</p> <p>ST informed the group that viability assessments are undertaken before every development commences (re-taken if there has been a delay in commencement).</p>
Neighbourhood Centres	<p>AS questioned the redevelopment of the co-op in Hamworthy as the store and parking provisions are being reduced and this is the only local store.</p>	<p>NJ explained that the policies for local centres, seeks to enhance them as focal points for the community.</p> <p>The group discussed the benefits of the new bridge and the opportunities it will bring for the Hamworthy area.</p>
Structures Under 50m3	<p>RG questioned the necessity of knowledge regarding demolition of asbestos structures.</p>	<p>AD provided a briefing on asbestos and informed the group that the Health and Safety Executive is contactable for information as demolition of structures under 50m3 (depending on the type of asbestos) are not deemed high risk enough for professional supervision.</p>
Membership of Planning Committee	<p>The issue of a cabinet member sitting on the planning committee</p>	<p>ST reiterated that Members have addressed the recommendation of Sir Michael Pitt on this issue. There are now no sitting Members of Cabinet on the Planning Committee, however, if a Member cannot attend, due to leave or sickness it cannot be precluded that a Cabinet Member will not sit on the Planning Committee as a substitute. ST then drew a line under the matter.</p>
Tree Preservation and Enforcement	<p>RP wanted to discuss the recent publicity surrounding the removal of trees to improve the views of sea view properties. What can the community do to assist?</p>	<p>AD explained to the group that the enforcement team works on an escalation of action from advice, formal cautions and that prosecution is a last resort. AD also noted that most cases are as a result of information supplied by residents; that are treated in confidence.</p> <p>The action is to contact the enforcement team on: 01202 633316 during normal working hours with any information and/or evidence.</p> <p>The Borough's Environmental and Consumer</p>

		<p>Protection Service has an arrangement with the enforcement team to provide an out of hours service for enforcement emergencies, please see the link below;</p> <p>Borough of Poole Out Of Hours Service - ECPS</p>
<p>Planning and Regeneration Newsletter</p>	<p>RP requested that a draft was circulated at the CWG meeting for comment.</p> <p>RG had circulated the newsletter and had very good feedback.</p>	<p>ST stated that he was not responsible for a corporate newsletter and that the planning and regeneration services were putting together the 2nd edition of the newsletter based on requests from members of the community and from within the unit.</p> <p>SB is currently working on the next draft and aims to release it by 19th February.</p>
<p>Annual Meeting</p>	<p>ST requested that a number of representatives give feedback from the CWG group at the meeting.</p> <p>ST also questioned what was preferred in relation to questions and presentations.</p>	<p>BC and RG agreed to represent the group.</p> <p>ST discussed the 50% refresh of the group and that potential members should contact SB prior to the meeting to be selected. SB to circulate invitations to that effect.</p> <p>It was decided that there would be 40mins of prepared presentations by Planning, 1 hour of questions and answers and up to a 20min chat/mingle session during teas and coffees.</p>
<p>Next Meeting</p> <p>Future Meetings</p>	<p>Annual Meeting</p>	<p>Wednesday 10th March 2010, 6pm in Conference Room, Civic Centre</p> <p>Wednesday 5th May 2010, 2-4:30pm in the Study, Upton House</p> <p>Wednesday 21st July 2010, 2-4:30pm in the Study, Upton House</p> <p>Wednesday 22nd September 2010, 2-4:30pm in the Study, Upton House</p> <p>Wednesday 10th November 2010, 2-4:30pm in the Study, Upton House</p> <p>Wednesday 26th January 2011, 2-4:30pm in the Study, Upton House</p> <p><u>Annual Meeting</u> Wednesday 9th March 2011 6pm in the Conference Room, Civic Centre</p>

Residents Associations and Community Groups Annual Meeting
Wednesday 10th March 2010
Committee Suite
6pm-9pm

Minutes

Cllr Stribley welcomed the guests and introduced fellow Councillors; Cllr Walton and Cllr Wilson.

1. Meet the Team

Stephen Thorne introduced himself and his PA Shelley Barnett and then introduced the Unit Management Team who in turn introduced themselves and their role.

UMT consists of; (in no particular order)

- Sue Ludwig Business Manager
- Jacob Salder Senior Economic Development Officer
- Nigel Jacobs Planning Policy and Implementation Manager
- Richard Genge Development Team Manager.
- Warren Lever Environment and Design Team Manager
- Andy Dearing Enforcement Team Manager

Absent – Doug Evans (Development Team Manager), Keith Pegram (Projects and Performance Manager) & Adrian Trevett (Economic Development Manager)

2. Stephen Thorne Presentation - 12 Months In

- Pitt Report
- Peer Review
- Members Tour of Inspection
- Members and Officer Ward Walks
- Community Working Group
- Agents and Developers Working Group
- Planning and Regeneration Newsletter
- Consultation Opportunities – DPD work
- Planning Charter
- Place Shaping Seminar
- Merging of 2 units to become Planning and Regeneration
- Office Move / New Reception
- Members hotline
- Planning Wam
- New back scanning staff
- Section 106 Process
- New Legislations
- New and extended Conservation Areas
- Plus over 2,000 Planning Applications

3. Alan Muzzall Presentation on Building Consultancy

Alan explained that new fee regulations that come into force on 1st April 2010 are based on time spent on projects (hourly rates) and these will be fully implemented by 1st October 2010. Alan also highlighted that there are thermal efficiency regulations and hygiene regulations that are being introduced. Through energy efficiency and sustainability the Government aims to have zero carbon properties by 2020.

4. Working Group Feedback

Roy Godfrey commented that ST was a breath of fresh air and that he had an infectious enthusiasm. He reported that there had been a tremendous change in planning and now finds the unit polite, friendly and very helpful. Roy commented that the working group meetings were constructive and that it had been a successful first year with great support for the next. Unfortunately there is still a public perception that planning is not good – and Roy asked what could he take back with him to his Residents Association to show that there is change? It was also noted that the Newsletter needs wider circulation.

Roy Pointer highlighted that following the Pitt Report communication was a main issue and the Working Group has created a link between the community and the officers which is a vast improvement. With regard to a transparent approach Roy commented that the small group raises issues that are discussed in an open and transparent way. Personally Roy would like to up the pace of the meetings to cover more strategic issues and requested that during each meeting there was a training session for the group. This request was accepted by ST and will be implemented. On the horizon, Roy praised the Newsletter as great innovation but questioned its target audience and what did they want out of it?

Cllr Stribley thanked the Working Group for their time and effort and raised the idea of 'Community Champion'. For those members of the community who work hard for the community, the council offers a reward in the form of a dolphin lapel brooch. Cllr Stribley provided the group with leaflets for this.

Ken Bearcroft highlighted that the change is shown in the successes of the Borough.

Cllr Walton suggested that the Newsletter could explain the constraints on the Members of Committee.

5. Working Group 2010/11

- Roy Pointer, Branksome Park & Canford Cliffs Residents Association
- Bill Constance, Poole Old Town Conservation Group
- Ann Smeaton, Hamside Residents Association
- Candace McMahan, Lake Residents Association
- Wendy Herring – Broom Road Residents Assoc.
- Alison Dalton – Bridging Communities.
- Roy Godfrey, Broadstone Residents Association
- Ken Bearcroft, Parkstone Bay Association
- Douglas Cook, Society of Poole Men
- Ian Lewis, Chairman of Dorset Lake Residents' Association
- Cecilia Grimston, Canford Cliffs Land Society

For information on future meetings please visit;

<http://www.boroughofpoole.com/go.php?structureID=U464063d13022f&ref=S4A8BC8E2CB5B1>

Questions

1. *What are the planning considerations for the wind farm proposed west of IOW? What role does the Council take in the granting of planning permission for the scheme? Roy Pointer*

Applications will be to the Infrastructure Planning Commission. Local Authorities will co-ordinate responses from the community; planning considerations, visual impact, servicing of wind farm, marine environment, fisheries, aggregates and shipping lanes.

2. *Often when exposing what we perceive to be weaknesses in planning applications such concerns are dismissed because we are advised that these problems can be controlled by 'Conditions'. Quite often the statutory Conditions are ignored or, if appealed against, are thrown out by the Inspector - Is it time for the Council to take a fresh look at its list of Standard Conditions in order to make them more robust? - And delete those that have proved to be unsustainable. Ann Smeaton*

Richard Genge responded and confirmed that conditions were currently being reviewed. There are government guidelines that impose conditions and there is a misconception that a condition is instead of a refusal. The government is currently out for consultation with regard to conditions;

<http://www.communities.gov.uk/publications/planningandbuilding/improvingplanningconditions>. Please note this closes 19.03.2010.

It was also explained that landscaping changes can occur after 5 years. Obscure windows can also be changed and that there is a process. The group were concerned that trees in good health are felled for development and Andy Dearing explained about the replanting balance that is achieved. The arboricultural officers of the Borough are robust at challenging; when a landscape scheme has been implemented this is an enforcement issue and within enforcement there is limited resource. With regard to landscaping ST is keen to evolve the Green Canopy Strategy which will connect up all the green spaces. Stephen highlighted that we need to think about the bigger picture and the quality outcomes.

3. *Please can we have an explanation, in Layman's terms, of the system or formulas that are in place to determine a 106 agreement with a developer. To this end what is the purpose for which the funds raised under a 106 agreement are meant to be used, is it for affordable housing, sheltered housing or infrastructure? Chris Allenby, POTCG*

Nigel Jacobs responded by explaining that 106 agreements are calculated differently depending on the issue. S106 provides the mechanism for mitigating development that would otherwise be unacceptable for transport, heathland and recreation; these are fixed rates based on impact. For affordable housing it is determined through viability assessment. With the introduction of CIL (Community Infrastructure Levy) some schemes may not be subject to a Section 106 agreement.

ST explained that since his arrival he has initiated that applications that are really old either be withdrawn or disposed of.

4. Clarification of One Unit – One Voice. John Sprackling

ST explained with the crunching of 2 units to form Planning and Regeneration he has since found out that they are still writing internally to each other for their consultation response. ST has implemented a change in the way they are consulted so that they now raise issues rather than recommend a refusal. As the case officer needs to take more ownership for a quality outcome.

Ray Prior, Elms Estate Association commented that not all consultations get on the website. He has found out about a change at the hearing and was not informed. ST explained that it is beyond resource to inform all objectors.

Vera Wales, Vice Chairman of P.T.A. at Rossmore was enquiring as to the Banners Policy as she believes that her car boot sale banners had been taken down in the past by the enforcement team. Sue Ludwig to consult with the enforcement team and respond. ST to look into the Banner policy.

With regard to community activities it was highlighted that there was a delay in taking down old signage and notices. ST suggested that the working group could discuss a 'short-term' banner policy for community events.

Fred Winwood, Hamside Residents Association asked if Members can speak on behalf of the Residents at Planning Committee if they are Planning Committee Members? It was confirmed that they can speak but they cannot vote.

Vicky Slade, Broadstone Chamber of Trade asked whether the community could have an opportunity to propose where 106 contribution monies could be spent. Nigel Jacobs informed the group that contributions are collected for an identified need. It was suggested that if you have any community project ideas to get in touch with Leisure Services.

Ken Bearcroft, Parkstone Bay Association asked whether there is going to be a special meeting for the Quay Thistle application. Cllr Stribley is currently looking into this and depending on interest there will either be a special meeting or a time extension for the recommendations in the usual Planning Committee.

Cllr Stribley thanked everyone for their attendance.

If you know of any community group or residents association who wish to be on the mailing list then please forward their details to s.barnett@poole.gov.uk.

We would like to encourage all Residents, Tenants and Community Associations to register on the Poole Partnership website. If you are interested, please email stefania.tarantino@poole.gov.uk

COMMUNITY WORKING GROUP AGENDA

1400 – 1630

5 May 2010

The Study, Upton House

Invited Attendees:

ST	Stephen Thorne	SL	Sue Ludwig	SB	Shelley Barnett
BC	Bill Constance	DC	Douglas Cook	PT	Pat Talbot
KB	Ken Bearcroft	RP	Roy Pointer	AD	Alison Dalton
WH	Wendy Herring	CM	Candace McMahon	AS	Ann Smeaton
IL	Ian Lewis	CG	Cecilia Grimstons	HB	Hazel Brushett
NJ	Nigel Jacobs				

		Raised by	Time	Response
1	Apologies and Introductions	ST	14:00	ST
2	Minutes of last meeting	ST	14:05	ST
3	Characterisation Study Presentation	HH	14:20	NJ
4	Increased density in Urban Areas	AS	14:40	NJ
5	Twin Sails progress	DC	14:50	ST
6	Update on Major Developments Quay Thistle, the Regeneration areas	DC	15:00	ST
7	Community Engagement Forum	BC	15:15	ST
8	Use of Informative Notes	RP	15:30	ST
9	Repeat Applications Representations	RP	15:44	ST
10	Use of Conditions	RP	15:50	ST
11	Update on the Review of Conservation Areas	DC	16:00	HB
12	Newsletter	SB	16:15	ST
13	AOB	ST	16:20	ST
	Next Meeting Wednesday 21 st July 2010 2-4:30pm The Study, Upton House			ALL

MINUTES

Community Working Group – Wednesday 5th May 2010

Attendees:

- Stephen Thorne – Head of Planning & Regeneration Services
- Shelley Barnett – PA to Stephen Thorne, Planning & Regeneration Services
- Sue Ludwig – Business Manager, Planning & Regeneration Services
- Roy Pointer – Branksome Park & Canford Cliffs Residents Association
- Candace McMahon – Lake Residents Association
- Christopher Allenby – Poole Old Town Conservation Group
- Doug Cook – Society of Poole Men
- Ken Bearcroft – Parkstone Bay Association
- Pat Talbot – Broadstone Residents Association
- Ann Smeaton – Hamside Residents Association
- Wendy Herring – Broom Road Residents Association
- Alison Dalton – Bridging Communities
- Nigel Jacobs – Policy and Implementation Manager
- Hazel Brushett – Senior Planning Officer, Urban Design & Conservation

Agenda Item	Minute	Comment & Action Agreed
Apologies	Ian Lewis – Dorset Lake Residents Association Cecilia Grimston – Canford Cliffs Land Society	
Introduction	Planning and Regeneration to merge with Building Consultancy	Alan Muzzall has retired and Stephen Thorne is now the Head of Services for Planning and Regeneration and Building Consultancy. This merge will now enable a „one stop development shop’.
Minutes of last meeting	Annual Meeting	It was agreed that the new format worked better. AS commented that people felt relaxed and able to speak.
	20/01/10 Meeting Spring Ward Walks	Spring Ward Walks have taken place and there has been very positive feedback from Members. ST commented that it is good experience for himself to actually get out of the office and have a look around. ST informed the group that it has been agreed to make the Autumn Ward Walk an annual event as this allows more progress to be made in between. It also prevents any conflict with election periods. Once officers notes have been written up the findings will be shared with CWG.
	DC raised the issue of transportation not listening	KB suggested the idea of a Transportation working group/Transportation ward walks. This is not an issue for the Planning unit but should be taken up with the relevant Service Unit Head. ST highlighted that he finds the working group very helpful to improve his service provision.

	Trees	<p>The group highlighted that there is an aftercare issue with planted trees in the Borough. ST to email Head of Leisure Services to make aware.</p> <p>The group felt that trees are not being maintained all over the borough examples included Hamworthy Park and Poole Quarter.</p> <p>ST informed the group that he will have a think about how the new trees that will be planted on either side of the approach road to the Twin Sails bridge will be maintained.</p>
	Planning Charter	<p>ST informed the group that the planning charter is now going to Cabinet to be endorsed and adopted. Once this has taken place it will be distributed and SB will send a link to the document.</p>
Characterisation Study	Presentation by Nigel Jacobs (supportive technology not working)	<p>The Poole Characterisation Study is now complete and available on the website; http://www.boroughofpoole.com/strategiesandplans/ref:N4BE12A43CE1F5/</p> <p>The study is designed to inform future policy development and to provide a benchmark on which to assess character. Presentation to be provided again once the group has had an opportunity to review.</p>
Increased density in Urban Areas	New homes are being built with much smaller rooms that anywhere else in the EU.	<p>NJ reported that internal spaces are hard to manage. The social housing standards are higher than that of the private sector which has historically been the case as it is down to profit margins. DC commented that houses are too small and there is not enough room for storage.</p>
Twin Sails Progress	Letter has been signed to let the contract for building the bridge.	<p>Completion early 2012 – had slipped due to government delay of 117 days.</p>
Update on Major Developments	Gallaghers site Quay Thistle	<p>Regeneration Site is phased in 3 parts (ST showed the group the 3 sections of regeneration relating to the bridge).</p> <p>The council are working with HCA (Homes and Communities Agency) to contribute money into the Gallaghers site.</p> <p>ST ordered disposal of application and there has been a reaction to this from the developer.</p> <p>Members of the group questioned the masterplan refresh. NJ highlighted that the SPG principles are sound and that the masterplan refresh is for economic change (re:market/viability).</p>

	Talbot Village	Stephen commented that on 25 th April the Talbot Village application was 10 years old, but officers are now in a position to bring this application to the Planning Committee. The date proposed for this is 9 th June at Hamworthy Social and Sports Club, starting at 2pm.
Community Engagement Forum		<p>A copy of the draft for the Community Engagement Forum was handed out to each member of the group for comments. The group to review and feedback comments to SB via email.</p> <p>The pilot had been the West Quay site with Terence O'Rourke and this had been successful. It was a small forum which was positive and constructive. It was reported that the group would like more Ward Member engagement. ST and other Cllrs observed the forum in "listening mode" and made no comment as they are not pre determining their decision.</p> <p>There needs to be balance of who attends – localised RA's/groups and others affected but it was preferred as a small group discussion. ST suggested that the LSP (Local Strategic Partnership) could be a vehicle to engineer this.</p>
Use of Informative Notes	RP questioned the use of informative notes. Are they enforceable?	<p>The informative notes are not enforceable but guidance for the planning approval.</p> <p>SPL to look into the format of informative notes.</p>
Repeat Applications Representations		It was confirmed that fresh representations are required when a further application is received on a site that a neighbour/resident may have already commented on. SPL to check clarity of notes on letters of notification.
Use of Conditions	RP questioned the conditions put on approvals.	ST stated that if an issue can be dealt with by a condition then it will. The enforcement team deals with breaches of conditions on a daily basis but has a limited resource.
Update on the Review of Conservation Areas	Hazel Brushett, Urban Design Officer provided an update for the group.	<p>The Broadstone Conservation Area was extended last year. The team have been working on 2x new Conservation Areas in Chester Road and Heckford Park which have been to Committee and are awaiting adoption by Cabinet in June. The Conservation Area appraisals are nearly completed for adoption. For more info on Conservation Areas please click on link; http://www.boroughofpoole.com/go.php?structureID=U464063d13022f&ref=S46515D3938F52</p> <p>3x new Conservation Areas have been suggested in the Ward Walks which will be progressed if there is cohesive character. HB reported that Conservation Areas should be appraised every 5 years but this is unrealistic for Poole due</p>

		<p>to the number of Conservation Areas and lack of resource - it is seen as an aspiration!</p> <p>The Conservation Area documents PPG15 & 16 are now replaced by PPS5. PPS5 includes archaeology which was in PPG 15. For more info click on the link; http://www.communities.gov.uk/publications/planningandbuilding/pps5</p>
Newsletter	Q&A section	<p>Following various suggestions a Questions and Answer section will be included in the Newsletter. SB asked the group if there was anything that they thought should be included. If so, email SB by 14th May. The group suggested that a reminder section be included to flag things up for readers. SB to implement this in the August edition.</p> <p>SB had received a list of content suggestions from Terry Stewart which are being taken on board. ST reiterated that the newsletter is constantly evolving and suggestions are welcome from everyone in the community as it is for everyone.</p>
AOB	<p>Charter</p> <p>Satisfaction survey</p> <p>Dorset Heritage Week</p> <p>Public Right of Way</p> <p>Meeting dates</p>	<p>DC asked whether the Charter would incorporate Building Consultancy? ST responded that this is unlikely as they need to maintain their identity for the competitive market that they are in.</p> <p>SPL reported that a questionnaire from Planning and Regeneration is being incorporated into the July Poole Opinion Panel satisfaction survey to identify a benchmark of where we are with customer service levels. We will then do another one in the autumn to see if progress has been made.</p> <p>DC requested information on what the unit was doing with regard to Dorset Heritage week. SB to request update from Warren Lever, Team Manager for Environment and Design and publish in the Newsletter.</p> <p>KB & DC questioned the loss of the permissive pathway across the RNLi land. Why has this not been reinstated? ST to investigate.</p> <p>RP commented that there had been no consultation with regard to meeting dates. ST explained that it was a decision made with regard to availability of rooms etc and that next years dates will be consulted with options.</p>
Next Meeting		<p>Wednesday 21st July 2010, 2-4:30pm in the Study, Upton House</p>



COMMUNITY WORKING GROUP

Planning & Regeneration Services
including Building Consultancy

Wednesday 28 July 2010

2 – 4:30pm The Study, Upton House

	<p><u>Attendees:</u> ST - Stephen Thorne (<i>chair</i>), SB - Shelley Barnett (<i>minutes</i>), JM - Julian McLaughlin, ST - Steve Tite, BC - Bill Constance, DC - Douglas Cook, PT - Pat Talbot, KB - Ken Bearcroft, RP - Roy Pointer, CM – Candace McMahon, AD - Alison Dalton and AS – Ann Smeaton</p>	
	<p><u>Apologies:</u> SPL – Sue Ludwig, RTG – Richard Genge, WH - Wendy Herring, IL – Ian Lewis and CG – Cecilia Grimstons</p>	
	<p><u>Minutes of the Last Meeting</u></p> <p>Ward Walks - SB provided each member of the group with a Handout containing the Ward Walks Write up. Due to this document constantly evolving it was agreed that it would not be available on the website as it would be out of date. ST highlighted that due to operational priorities and resource issues the actions are not prioritised. Some of the issues identified are for information only and identify a lesson to learn from in the future but there is no action at this point in time. The schedule is being reviewed quarterly to ensure that actions are taking place.</p> <p>Trees – With regard to the maintenance of trees planted in the Borough, Andy Osbourne from Leisure Services provided the following response for Planning & Regeneration on 13th July 2010;</p> <p><i>As things stand, budgets for tree works (and planting) are variable and there is not always enough resource to deal with normal tree work operations. Tree planting, associated requirements (such as irrigation kits and staking) and aftercare come out of this. Trees are usually specified to be container grown (air pots), in order to be flexible as to when trees are planted, allowing for the vagaries of weather. The same flexibility applies to irrigation of planted trees. The last two years have had very wet summers and it would have been a poor choice to have paid our contractors to water them. Watering is being undertaken (over the last three weeks) as we have had a relatively extended period of drought. Our contractors have also been dealing with stake removal and adjustment of tree ties.</i></p> <p><i>You have mentioned concerns about tree maintenance in Hamworthy Park, though this may be influenced by other factors such as, poor soil conditions and casual vandalism. I will arrange to make a site visit to the Park to check and arrange for any work required to improve tree care. The Poole Quarter was also</i></p>	

mentioned; do you have any more specific information as to location and/or tree species? There are some historical problems associated with tree pits in the High Street and most of the trees have never grown too well.

In highly urbanised situations in cities like London (and across Europe), LAs have taken into account the high pressures on trees and the need for contemporary tree planting methods such as water permeable surfaces used over a wider area to maximise available rainwater, irrigation systems and protection from users of the highway. They have clearly invested heavily in this area of green infrastructure, planting more trees in order to offset the urban heat island effect. This is clearly expensive and difficult to justify in the short term, though there are huge benefits in the long term.

It is hoped, through implementation of the Tree Management Policy over the coming years and the development of a proactive service, more time will be made available for officers to seek external funding and increase the emphasis on tree planting, both in the urban street scene and on our green open spaces.

AD has provided SB with further information with regard to the Poole Qtr development which has been passed to Leisure with a tree survey request.

Community Engagement Forum – feedback has been received and the draft Local Engagement Forum (name change due to „Localism’ agenda) is going to the Local Economy & Overview Scrutiny Committee in September.

Review of Informative Notes - ongoing.

Repeat Applications representations – SPL to check the wording of the notes on the letters to ensure those who had made representations are aware that they need to re-submit as these are not rolled forward.

RNLI – Permissive pathway. Doug Evans provided the group with the following response;

*The footpath that you’re referring to is presumably the recently formed one that follows the property boundary between Asda and the RNLI and which links the area adjacent to the Asda multi-storey car park with West Quay Road. This has been provided as a Permissive Path following negotiations with RNLI and is **not** a requirement of any planning permission. There is furthermore no proposal (or requirement) for this to be adopted as public highway. I understand that the route remained closed for a short while after its construction because of issues of liability associated with its use by the public, but that these were satisfactorily resolved prior to its*

	<p><i>being opened for use.</i></p> <p><i>The footpath requirements are in respect of Section 106 agreement. This agreement sets out the requirements for the provision of a footway/cycleway between Slip Way and Whittles Way associated with the construction of the Sea Survival Building and the adjacent Gatehouse. The length of this route between the Sea Survival Building and the College building has been built (but never adopted), whilst the temporary link across “the blue land” (currently used by the RNLI as a temporary car park) is not currently usable. This omission has recently been the subject of discussions with RNLI.</i></p> <p><i>Proposals for the „direct line’ continuation of this footway/cycleway from Slip Way to the adjacent ASDA site would have been secured by the „section 106’ agreement associated with the RNLI’s subsequent proposals for a visitor centre on this part of their campus. Unfortunately, their withdrawal from this project in 2007 meant that this agreement was never completed. It therefore remains an ambition of Borough of Poole to secure this „missing link’ in association with any future redevelopment of this land and, once this has been achieved, the current Permissive Path would no longer be required.</i></p>	
<p>2.</p>	<p><u>Relevance of ‘Poole High Street Vision and Design Strategy’ (Gillespies report) in Planning decisions</u></p> <ul style="list-style-type: none"> • The Poole High Street Vision and Design Strategy (PHSV&DS) was commissioned by Town Centre Management and represents their preferred approach to how development should emerge and be considered in Poole High Street. In particular, the report identifies potential re-development opportunities and promotes design principles seeking to improve and enhance the overall public realm and retail experience of Poole High Street. • Whilst it is not a planning document (and therefore has no statutory status in planning decisions), it is useful in Officers understanding the vision and aspirations of Town Centre Management and the stakeholders it represents. Accordingly, it is available to Planning Officers to draw upon the report to consider the aims of Town Centre Management when making decisions on applications submitted for the High Street. • The overarching aims and principles set out in the document can also be used as evidence/guidance/best practice to inform planning policy development related to Poole High Street (which once adopted will be used to formally determine High Street planning applications). • Emerging relevant policy documents currently being worked on are the Delivering Poole’s Infrastructure DPD (the PHSV&DS could be used to direct developer contributions to specific High 	

	<p>Street areas as identified in the report), the Town Centre North AAP, the Design SPD and the Public Realm Strategy all of which will have due regard to the PHSV&DS content and key principles during production.</p> <p>To summarise it is material but it has limited weight with regard to planning decisions as it is not a planning document. However, it can be used in the emerging DPD work, which then would be significant.</p> <p>BC highlighted that the Planning Committee are unaware of the document.</p>	
<p>3.</p> <p>3.1</p> <p>3.2</p> <p>3.3</p>	<p><u>Government's policy changes on Planning;</u></p> <p>Garden Grabbing One of the first acts of the Coalition Government was to declassify gardens as Brownfield land. Whilst this has received a lot of media attention and „spin' from the Government about stopping development on gardens in essence it has changed little. The revisions to PPS3 are largely superficial and do not introduce a presumption against the development of gardens. It merely removes it as a material consideration. Decisions will still be made based on an assessment of the impact on character and amenity. Poole Core Strategy sets out a policy framework for this.</p> <p>Demise of Regional Agencies The „Localism' agenda has been announced with limited information. There is a Localism Bill due at the end of the year.</p> <p>Withdrawal of central Government house building targets KB was concerned by the numbers of houses expected and questioned the Third Parties Rights of Appeal. In response ST clarified the point that the removal of housing targets affects everyone that has not got a „Core Strategy'. Poole has a Core Strategy that was subject to an examination in Public that concluded the evidence base was sound and therefore was adopted in February 2009.</p>	
<p>4.</p>	<p><u>Changes to Planning System</u> RP commented that there had been no consultation with the group prior to the submission to LEOS. ST responded that there was a lot of rumour and rhetoric at present and issues will clarify as we move into the autumn and the Comprehensive Spending Review (CSR); there will certainly be change once the position of the Coalition is clear. The report to LEOS was only a position statement as to where we were at that point in time.</p> <p>The next CWG to include the agenda item; <i>What is coming out in Local Government</i>. RP is concerned with the statements released in popular media and requests that responses that are released to</p>	

	<p>the community are easy to understand.</p> <p>ST emphasised that he would try and give; Clarity when things are opaque and Stability where there is instability.</p> <p>Poole Town Centre North (TCN) is high on the agenda as a project and it is hoped to ensure that TCN becomes a destination and not a gateway. The Town Centre North Project is in a strong starting position due to the strength and support of the adopted Core Strategy. A prospectus is being produced that once it has completed a round of internal consultation will be shared with the group.</p>	
5.	<p><u>Local Engagement Forum</u></p> <p>ST is putting a paper to the Local Economy and Scrutiny Committee for political endorsement. It has been circulated to the Agents and Developers Working Group and those who have submitted major applications for comment.</p> <p>ST thanked the group for their input and BC for instigating the initiative.</p>	
6.	<p><u>Update on major Regeneration Developments</u></p> <p>The application for the West Quay development between the bridges has been submitted.</p> <p>A meeting has taken place with regard to the Power station site and they are currently out to tender for the building of the road. No news reported on the Pilkington site.</p> <p>Warren Lever is leading on the Master Plan Refresh initiative which will help the authority advise on the regeneration sites.</p>	
7.	<p><u>Transportation</u></p> <p>ST introduced Julian McLaughlin, Head of Transportation Services and Steve Tite, Transportation Manager to the group.</p> <p>7.1 Julian made the group aware of the recent consultation with regard to Transportation which finished 6th August. This consultation work will feed into the Local Transport Plan (LTP) and the Sub regional Transport Plan by March 2011 as this is the date that the government have set for them.</p> <p>7.2 The following questions were put to Transportation Services for a response:</p> <p>1. Traffic congestion and problems caused by no traffic light filter facility from Old Orchard into Lower High Street. Traffic backs up to the Guildhall and Dear Hay Lane with only 2/3 cars able to proceed into Lower High Street at any one time. There is also a pinch point opposite the loading bay in New Orchard, which when there are 5 or more cars waiting to turn right means no</p>	

	<p>cars in the left hand lane can get through. The situation will worsen as we move into the busy holiday period. (BC) <i>This is a temporary situation and pending an investigation with regard to pedestrian safety. The issue was that cars were stopping to enable the filter lane to go but pedestrians were assuming that they could cross and ignoring the pedestrian lights.</i></p> <p>2. Why has all traffic/parking control and /or enforcement been abandoned in the Lower High Street (the area from The Antelope to the Quay, including Paradise Street)? Vehicles are parked haphazardly causing obstruction, difficulty for delivery vehicles and the Route 1 bus. A Ford Transit did not move for 6/8 weeks! This is a busy area for visitors to the Quay and this 'free for all' is a potential danger to pedestrians and motorists. Some one needs to take responsibility. (BC) <i>A controlled parking zone would require authorisation from the Government which can take up to 2 years to gain. BC commented that there needs to be a concerted effort to discourage certain users/repeat offenders.</i></p> <p>3. Taxis continue to use New Street/Market Street as a through route from the Old Orchard Plaza, despite this being restricted. Also they use the very narrow lanes of Church Street and Levets Lane as a through route, whilst this is also restricted to access only. Why are these restrictions not enforced? (BC) <i>It is the responsibility of the police to enforce moving traffic offences. The Transportation unit has written to local taxi firms warning them that this is an issue and that information is being gathered to enable any proceedings against the offenders.</i></p> <p>4. Please comment on the lack of implementation of the Poole Quarter Travel Plan. (AD) <i>The implementation of the Travel Plan has been an ongoing issue that Transportation have been attempting to resolve with the developer. Finally progress is being made but due to the continuous development taking place it is difficult to enforce as the standard approach is based on occupation of the overall development. AD reported that he residents feel that they have all contributed to a travel plan which has not been put in place, and would like the council to hold the developer accountable.</i></p> <p>ST has proposed that Enforcement and Doug Evans from Planning and Regeneration, along with the ward councillor and Steve Tite meet with AD and representatives from the Poole Quarter Residents Associations to look into the Planning agreement.</p>	
<p>8.</p>	<p><u>Newsletter Content</u> AD to sent SB information on the Living Histories display to include in the next edition.</p>	

	<p>RP and SB working on an article on the Community Working Group to be featured in the Newsletter and also Poole News to increase the awareness of the group.</p> <p>The content to be sent to Terry Stewart for a response and the Newsletter is due for release mid August.</p>	
9.	<p><u>Enforcement team to focus limited resource on main offenders</u></p> <p>Due to limited resource it is not possible to prioritise.</p> <p>ST highlighted that it was a criminal act to fell a TPO Tree but in general a breaching of planning law is not. RP commented that certain developers in certain areas are perhaps more likely than others to fell TPO trees and could these be monitored. ST responded that as well as the issue of limited resource the council need to ensure that any action is proportionate.</p> <p>Replanting Trees (TRN's) This is currently being discussed internally. RP highlighted that there is considerable resource in Resident Associations that could contribute to replanting in certain areas. AD reported that Environmental funding pots still may be available and that not all Associations can afford to contribute.</p>	
10.	<p><u>Dealing with public anxiety and mistrust</u></p> <p>ST reported that there is still an element of mistrust in the community and that there is a perpetual email culture of negativity from a handful of individuals. The emails criticise and comment on politics, service provision and the history of the planning department and not only suck resource but drain and deflate those who work hard to engage and communicate with the community.</p> <p>BC commented that ST has made a big difference/ improvements and has heard the same response from other associations.</p> <p>DC suggested that those negative issues be channelled either through the Ward Councillors or this group. An automatic response could be something like “due to lack of resource please forward your query to your Community Working Group representative”.</p> <p>ST thanked the group for their support and commented that there may be instances where issues raised could be debated as an agenda item.</p>	
	<p>Next Meeting: Wednesday 22nd September 2010 The Study, Upton House 2 - 4:30pm</p> <p>Affordable Housing Presentation by Helen Harris and Nigel Jacobs</p>	



COMMUNITY WORKING GROUP

*Planning & Regeneration Services
including Building Consultancy*

Wednesday 22 September 2010

2 – 4:30pm The Study, Upton House

Attendees:

Borough of Poole

ST - Stephen Thorne (*chair*), SB - Shelley Barnett (*minutes*), SPL – Sue Ludwig, RTG – Richard Genge, NJ – Nigel Jacobs & HH – Helen Harris.

Community Groups/Residents' Associations

BC – Bill Constance, PT - Pat Talbot, KB - Ken Bearcroft, RP - Roy Pointer, CM – Candace McMahon & AD - Alison Dalton.

Apologies:

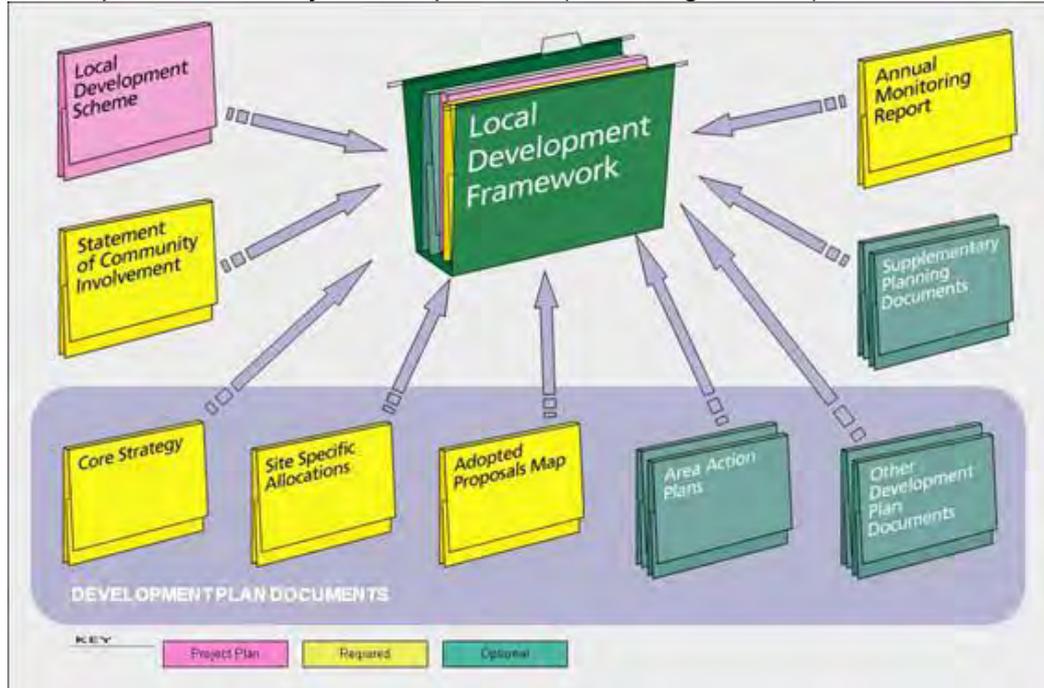
AS – Ann Smeaton, DC - Douglas Cook, WH - Wendy Herring, IL – Ian Lewis & CG – Cecilia Grimstons

1.0	<u>Minutes of the Last Meeting</u>	
	<p><i>Ward Walks</i> These are reviewed Quarterly – the next Ward Walk is due to take place on 13th October.</p> <p><i>Local Engagement Forum</i> This was presented to the Local Economy Overview & Scrutiny Committee on 2nd September, who made a few comments. It is now to be signed off by the Portfolio Holder. ST commended the group for their work on this piece.</p> <p><i>Review of Informative Notes</i> ST reiterated that the notes are a method of conveying issues to the applicant. There is a review planned for conditions and informative notes.</p> <p><i>Repeat Applications representations</i> It has been decided to put together a leaflet that will go out with all letters explaining the representation process. SPL is already looking into methods used by other authorities to find the best practice.</p> <p><i>Poole Town Centre North (TCN) Prospectus</i> The prospectus is best described as an 'encapsulation of aspirations'. It is currently an internal document and once it is ready the Community Working Group will be consulted.</p> <p><i>Replanting Trees (TRN's)</i> ST reiterated that this is still on the radar. The Enforcement Team Manager and Tree Team Manager have been instructed to produce a strategy; unfortunately this has been delayed due to lack of resource as there is a frozen post in both the tree and enforcement teams due to budget constraints.</p>	<p>RTG</p> <p>SPL</p> <p>ST</p> <p>ST</p>

	<p><i>Dealing with public anxiety and mistrust</i> Following the responses at the last meeting ST has decided to invite the few people still debating issues from the past to attend a meeting.</p>	
<p>2.</p>	<p><u>What is coming out in Local Government</u></p> <ul style="list-style-type: none"> ▪ Changes to Houses in Multiple Occupation (HMOs) – The former Government announced plans to change the Use Class order to require planning permission changes of use of properties to HMOs. This was particularly pertinent for areas such as Talbot Village where there are concerns about the growth in HMOs and subsequent impacts on character. However, the Coalition has, since coming to power, renounced this change and will allow to changes of use from family houses to small HMOs to happen without the need for planning permission. However, where there is a local need to control the spread of HMOs, Local Authorities will be able to use existing powers, in the form of article 4 directions, to require planning applications in their area. BoP Planning are looking at evidence to see whether there is a specific need for the Council to use an article 4 direction for this purpose. ▪ Gypsy & Travellers Provision - Previous Government Policy established the need and numbers of permanent and transit Gypsy & Traveller sites, regions should provide. The Coalition Government has now devolved power to Local Authorities to determine the accommodation needs of Gypsy and Traveller sites locally, and make appropriate priorities. ▪ Infrastructure Delivery through Tax Increment Financing – The Liberal Democrat Party Conference and LGA recently urged Councils to consider using US style tax free bonds to front load infrastructure delivery and then see it repaid through Tax Increment Financing (TiF). TiF allows infrastructure delivery to be front loaded and then repaid through using the future taxes gained by new development attracted into an area due to the infrastructure being put in place. This will allow Council’s to turn local tax revenue into investment to fund public transport, schools, community facilities etc which in turn helps stimulate economic growth; ▪ Renewable Energy and the Feed in Tariff – The Government recently announced that Council’s are now able to sell electricity they produce back into the national grid through using the ‘feed in tariff’ (Council’s were previously prohibited from doing this). This provides potential for the Council to invest in Renewable Energy technologies and install on their land and property assets to reduce Carbon Footprint as well as creating new revenue streams when budgets are being cut. ▪ Shared Services – A key part of Local Government reform will be to consider sharing services across administrative boundaries where opportunities exist to make best use of resources. 	

	<ul style="list-style-type: none"> ▪ Local Enterprise Partnerships (LEPs) – Poole were party to the recent Dorset, Bournemouth and Poole LEP proposal submitted to the Government in September 2010. The LEP proposal sets out how the partnership will operate and achieve a list of specific economic focused aims and objectives. One of the fundamental purposes of the LEP is so the public and private sectors can come together to stimulate business and investment across Dorset to provide the growth and future jobs the area requires. 	
<p>3.</p> <p>3.1</p>	<p><u>Affordable Housing</u> Helen Harris, Senior Policy & Implementation Planning Officer provided a presentation on Affordable Housing.</p> <p>AD reported that the policy on pepper potting affordable housing is very important. In areas where this has not happened there is a negative ‘them and us’ culture.</p>	
<p>4.</p>	<p><u>Site Specifics and Development Management DPD and Delivering Poole’s Infrastructure DPD consultations</u> NJ explained to the group the current 2 DPD documents out for consultation (ending 8th Oct). In relation to the Core Strategy these documents will manage the development in the borough to 2026- focusing on where development should go and the scale of development. The Development Plan Document (DPD) is a primary document within the Local Development Framework (LDF) which feeds into the Core Strategy. It is like setting out a work programme to identify where further work may be necessary.</p> <p>Further DPDs will be introduced for Heathlands and an Area Action Plan for Town Centre North.</p> <p>The Site Specifics consultation is aimed at landowners and people living close to specified sites – it sets out how to deliver housing and employment numbers.</p> <p>With regard to the Development Management DPD any comments would very helpful as the new policies are fewer and more flexible to manage development rather than control.</p> <p>The Infrastructure DPD sets out how to deliver the infrastructure and is aimed at Councils/private utilities and public sector bodies. The big issues for Poole are flood defence, natural environment (heathlands) and transportation. This DPD includes a new regime of charging development (a local charging system) which will contribute toward the infrastructure bill.</p> <p>BC asked how the Master plan fits into the DPD. NJ responded that the Masterplan is an SPG which is a detailed section of the DPD.</p>	

RP requested a family tree of policies; (see image below)



The regeneration sites were discussed and AD raised the issue of the Harbour Reach crossing – RTG to chase Chris Francombe in Transportation for an update.

RTG

5. Land Registry

All comments made on planning applications should be publically available to ensure transparency in the process.

Draft 'Heads of Terms' documents completed in all applications refer to the completion of a 'unilateral undertaking' which should be accompanied by land registry documents – less than 2 weeks old. This is to ensure that in making that obligation the interest in land is known.

When the obligation is in 'draft' it will need checking by Legal Services and once cleared it would need signing and to be accompanied by the recent land registry documents.

6. Councillor engagement in the planning process

BC raised the item that there is a lack of engagement in the planning process with councillors, he commented that out of 31 Councillors who could comment – only 3 have commented on the West Quay application.

It was suggested that this is brought up by a member of public at a full Council meeting. The group commented that it is the openness about these meetings that they enjoy and appreciate as they are unable to explain or discuss their position in other council meetings.

ST explained that with regards to becoming involved in the planning service Members have representational duties; as a ward member and they also have a leadership role in the shaping of Poole as a Councillor. In both scenarios there was no reason why Members could not involve themselves in the process provided that trained Members of the Planning

	<p>Committee did not express an opinion. There was also the suggestion that Members are unaware of their role with regard to planning and that they can get involved.</p> <p>KB to contact Tim Martin, Head of Legal and Democratic Services to put the suggestions forward regarding a discussion/explanation opportunity during other committee meetings.</p>	KB
7.	<p><u>Record Keeping</u> The keeping of records is to make the planning service as open and transparent as possible. The issues are when discussions have taken place over the phone or in person so there is nothing in writing. ST highlighted that this was an issue acknowledged in the Branksome Rec application. From this file notes or actions and decisions should be made after meetings/discussions.</p> <p>With regard to not having minutes of pre-apps on the web; these are only available if it becomes an application. The process is that the developer writes the minutes/notes for the officer to agree. Unfortunately not all applicants submit their notes in a timely manner which causes a delay in the process. The reason the responsibility was on the applicant was to free up resource. RTG to investigate officers making contemporaneous notes to be available on the website.</p>	RTG
8.	<p><u>Pitt Progress</u> Of the 7 recommendations by Sir Michael Pitt – 3 were against this unit. A key activities schedule has been produced and broken the recommendations down. The actions regarding communication and engagement are mainly green. The few reds are due to lack of resource or reliant upon someone else.</p> <p>The design forum and design guide initiatives are moving forward but cannot be to the detriment of other work as resources are limited.</p>	
9.	<p><u>A.O.B</u> RP requested a presentation on flooding for the next meeting.</p> <p>Budgets/Cuts – SPL and ST are finding it incredibly difficult with grant cuts/income shortfall and the medium term financial plan – this unit only has people, no capital projects and therefore redundancies and re-structuring cannot be ruled out.</p> <p>Twin Sails Bridge BoP are holding the first in a series of Twin Sails Bridge / Regeneration Open Days next week. The event will be held at Hamworthy Library from 2pm to 7pm on Wednesday 13 October and will be open to all local residents and businesses. At this event the local community will be able to raise any questions or concerns they may have direct with the Twin Sails Bridge contractor and representatives from the Council's Transportation and Planning Departments.</p>	NJ
	<p>Next Meeting: Wednesday 10th November 2010 The Study, Upton House 2 - 4:30pm</p>	



COMMUNITY WORKING GROUP

*Planning & Regeneration Services
including Building Consultancy*

Wednesday 10 November 2010

2 – 4:30pm The Study, Upton House

Attendees:

Borough of Poole

NJ – Nigel Jacobs (*chair*), SB - Shelley Barnett (*minutes*), SPL – Sue Ludwig & HH – Helen Harris.

Community Groups/Residents' Associations

BC – Bill Constance, KB - Ken Bearcroft, RP - Roy Pointer, CJ – Colin Jones, CM – Candace McMahon, AD - Alison Dalton, IL – Ian Lewis & AS – Ann Smeaton.

Apologies:

ST - Stephen Thorne (*chair*), RTG – Richard Genge, PT - Pat Talbot, WH - Wendy Herring & CG – Cecilia Grimstons

1.0	<p><u>Minutes from previous Meetings</u> <i>Dealing with public anxiety and mistrust</i> - The <i>Planning Service</i> meeting took place on 20th October and the minutes of that meeting are now available on the website; http://www.boroughofpoole.com/go.php?structureID=U464063d13022f&ref=S4A8BC8E2CB5B1</p>	
1.1	<p><u>Actions from previous Meetings</u> Harbour Reach Crossing update – RTG met with Chris Francombe. Chris Francombe to provide AD with response. <i>Review of Informative Notes</i> ST reiterated that the notes are a method of conveying issues to the applicant. There is a review planned for conditions and informative notes. <i>Repeat Applications representations</i> It has been decided to put together a leaflet that will go out with all letters explaining the representation process. SPL is already looking into methods used by other authorities to find the best practice.</p>	<p>CF</p> <p>RTG</p> <p>SPL</p>
2.	<p><u>Budget Update</u> SPL reported that the Borough is in a very challenging situation and are currently looking at all areas for efficiencies. The Planning and Regeneration Service including Building Consultancy is re-structuring to meet budget cuts and ST is meeting with the unions rep on 15/11 prior to consulting with the unit. SPL reported that in the long term it will affect the services offered.</p> <p>2.1 <u>What is coming out in Local Government - 'Local Growth:realising every place's potential' White Paper</u> Available at www.bis.gov.uk/assets/biscore/regional/docs/l/cm7961-local-growth-white-paper.pdf</p> <ul style="list-style-type: none"> • New approach to local growth: power to communities; incentives for places to grow; and support investment to tackle barriers 	

	<ul style="list-style-type: none"> • Reforming the planning system • Encouraging a healthy competition regime • Functional economic areas, not artificial regions (LEPs): transport, housing, planning and integrated approach to growth and infrastructure delivery. <p><u>Changes to the Planning System</u></p> <ul style="list-style-type: none"> • Currently seen as a barrier to development • Actively encourage Econ Dev & increase in the supply of housing • Change culture of planning (?) to default position of '<i>in favour of development</i>'. National presumption in favour of sustainable development • Giving neighbourhoods power to scope development – neighbourhood plans. Based on ward/parish boundaries and to offer more than what is in the local plan e.g. more housing • Right to Build powers not requiring separate planning applications • Streamline national guidance through a National Planning Framework • Local Authority incentives and support for growth: New Homes bonus – match Council tax for 6 years; Tax Increment Finance (TIF) – borrow against future income streams; Renewable Energy Projects – retain business rates generated 	
<p>3.</p>	<p><u>Flood Risk Management</u> <i>Presentation by Helen Harris</i></p> <p>The Flood Risk Management Strategy (FRMS) determines the infrastructure requirements to protect Poole from coastal flooding until 2126.</p> <p>The Core Strategy Inspector was satisfied that development can be permitted in advance of the FRMS. A study has been undertaken by Royal Haskoning consultants</p> <p>This work sits under the overarching Shoreline Management Plan for Poole and Christchurch Bays which is currently in its draft final stage. For more information on the shoreline management plan visit; http://www.twobays.net/</p> <p>CJ questioned the number of developments that are relying on underground car parking. This is for developers to determine but any underground parking will need to be protected from flooding and allow safe access of egress. EA advice is that finished floor levels should be at 2.6m above datum.</p> <p>HH reiterated that it is flood prevention and not coastal defence. In total it is an approximate cost of £156 million which will need to be phased works.</p>	

	<p>Developer contributions will contribute towards the cost, which is based on today's cost and if the works were to be undertaken now.</p> <p>KB questioned what relevant legislation there is to flood plain levels. HH responded that depending on where it is – certain zones have a greater chance of flooding and that planning proposals should have regard to that. When considering applications in a flood plain the case officer has to show that they have considered the information provided by the Environment Agency and make a judgement. http://www.environment-agency.gov.uk/</p>	
<p>4.</p>	<p><u>Planning Wam</u> <i>Presentation by Keith Pegram</i></p> <p>Keith Pegram demonstrated the new Planning Applications viewer to the group and informed them of the following features;</p> <ul style="list-style-type: none"> • The simple search screen is best used for single application details. • Users can use the advanced search screen to take advantage of being able to search over a range of dates, types of applications, wards, agents etc. • The use of tracking applications, saving searches and notification of applications via a logging in process. <p>The new viewer can be accessed at; https://boppa.boroughofpoole.com/online-applications/</p> <p>Full user notes can be downloaded at; http://boroughofpoole.com/go.php?structureID=categories&ref=C46448369E0D15&aka=Planning</p> <p>It is anticipated that the viewer will be further enhanced with a map / plan measuring tool by end of March 2011.</p> <p>KP is willing to demonstrate the new website – preferably with a live internet facility so that it can be interactive rather than just a powerpoint presentation. If any group would like a demonstration please email Keith at: k.peggram@poole.gov.uk</p>	
<p>5.</p>	<p><u>Overage Clauses</u></p> <p>An overage clause enables a viability revisit of a scheme at a point in time. The trigger point of this would be agreed in the Section 106 agreement and would normally be prior to commencement. After this the negotiations on the 106 package would start again.</p> <p>RP asked how many overage clauses had been introduced so far; NJ responded by explaining that the overage clauses are in their infancy and at a learning stage so a number cannot be reported at this time.</p> <p>CJ reported concern with regard to an article on Gallagher's contributions. CJ to provide NJ with a copy of the article.</p> <p>CM asked when you have to give Section 106 monies back. NJ explained that this varies on the obligation and agreement.</p>	

6.	<p><u>Dorset Residential Parking Study</u> Various local authorities in Dorset are jointly updating the Supplementary Guidance on Parking Standards. Poole's SPG is based on the census of 2001 and is therefore out of date. A working group of Councillors and officers from Poole has been put together to steer the review. There is a draft due out soon which will be available for consultation. It is planned to be an SPD by mid 2011.</p>	
7.	<p><u>Simplifying Policy Documents</u> NJ provided the group with a simplified document to explain the Core Strategy. Group members to read and respond/provide any feedback to SB or NJ. AD commented that this had been well done. BC commented that the community struggles to comment on policy consultations as the wording is complex and needs to be more user friendly to gain more feedback. AD requested that a longer period of time for comments be made available to the community.</p> <p>NJ responded that there are constraints with regard to an agreed timetable with government but understands the concerns. RP highlighted that this could be critical work for the group.</p>	
8.	<p><u>Update on Key Developments</u> West Quay – planning application is planned but unconfirmed to go before the planning committee in February. The developer is expected to submit amended plans in the near future. Nikal site – held up with Section 106 negotiations.</p>	
9.	<p><u>Role of Councillors in Planning Process</u> BC acknowledges it is a member responsibility rather than officers. NJ reiterated that Councillors are allowed to ask questions, listen and gather information whether on the Planning Committee or not to help inform a decision but must not show a closed mind. The Coalition Government are to publish a position statement on this. Group members to contact ward Councillors direct. AD to share 'Urban Forum' pamphlet with BC.</p>	
10.	<p><u>A.O.B</u> Tour of Inspection; those who attended from the group found it very positive although the weather was bad. RP commented that he would have liked to have discussed further issues of an economic and social scale. BC commented that it was a useful exercise but needs more Member engagement. SPL felt that it is helpful for Members to understand what Planning is all about.</p>	
	<p>Next Meeting: Wednesday 26th January 2011 The Study, Upton House 2 - 4:30pm</p>	