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| <p><b>ATTENDEES:</b></p> <p><b><u>Borough of Poole Attendees:</u></b><br/>           Stephen Thorne (ST) Head of Planning &amp; Regeneration inc Building Consultancy (Chair)<br/>           (plus G Cobelli – PA to Stephen Thorne)<br/>           Sue Ludwig (SPL) Business Manager<br/>           Richard Genge (RTG) Planning and Regeneration Manager (arrived later at the meeting)</p> <p><b><u>Community Groups / Resident Associations Attendees:</u></b><br/>           Ann Wood (AW) Hamside Residents Association<br/>           Ken Bearcroft (KB) Parkstone Bay Association<br/>           Brian Finch (BF) Friends of Harbour Reach<br/>           Malcolm Tyler (MT) Lake Residents Association<br/>           Gerald Rigler (GR) Society of Poole Men &amp; Broadstone N Forum<br/>           Graham Whitehall (GW) The Lilliput and Neighbourhood Association (LANA)<br/>           Wayne Hancock (WH) Branksome Park, Canford Cliffs and District Residents Association</p> <p><b><u>Apologies External:-</u></b><br/>           Tim Cundey (TC) Watch this Space<br/>           Chris Allenby (CA) Poole Quays Forum<br/>           Candice McMahan (CM) Lake Residents Association<br/>           Pat Bullock (PB) Friends of Hamworthy Park check we have all of them<br/>           Tony Hamilton (TH) Poole Agenda 21<br/>           Clive Bartlett (CB) Poole Old Town Conservation Group</p> |   |                               |
| 1.   | <p><b><u>Around the Table Introductions</u></b><br/>           ST welcomed all to the meeting and there were introductions around the table.</p>  |                               |
| 2.   | <p><b><u>The last regular meeting on 25<sup>th</sup> Nov 2015 (notes/ matters arising)</u></b><br/> <b><u>Strategic Planning and Duty to Cooperate</u></b><br/>           An organisational chart illustrating the Dorset Strategic Planning and the Duty to Co-operate. Governance structure was circulated with the agenda. The box above the Strategic Planning Forum box “non executive “means that they effectively have no executive powers.<br/> <b><u>Dorset National Parks</u></b><br/>           The unit is aware of this emerging initiative though ST feels it may be given greater prominence following completion of the unitary authority process.<br/> <b><u>Planning Newsletters</u></b><br/>           Everyone is aware that they need to subscribe to “Email me” online in order to receive the Planning Newsletter. Left hand icon via front page. Link here....<br/> <a href="http://www.poole.gov.uk/">http://www.poole.gov.uk/</a><br/> <b><u>Planning Website - Deadline Dates to be Investigated by RTG</u></b><br/> <b><u>Action:</u></b> GC spoke to RTG – this is still in progress.<br/> <b><u>Modern Mindset website</u></b><br/>           Further to BF’s comment in the Nov meeting about this website, a copy of the correspondence was sent to our Legal and Democratic Team. Whilst they are aware of the site, when it came to choosing a preferred supplier, the budget and ICT preference was a company called AKS and not Modern Mindset, whom we know do a lot of work with Councils around paperless committees and meeting management.</p> | <p><b>Ongoing<br/>RTG</b></p> |

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| 3.   | <p><b><u>TOR and Email Address Sharing</u></b><br/> <i>“To work together, in the best interests of Poole to ensure that the community and the Borough of Poole, achieve the best quality sustainable development outcomes in an open and transparent way.”</i><br/> Those present were happy with the TOR. It was suggested to add as an AOB item, what is likely to be coming up in the future. Email address sharing was also discussed – this is a standing item following the AGM every year.<br/> <b>Action: AOB standing item to be added titled “Likely Forthcoming Items”</b><br/> <b>Those present were happy to share email addresses with all group members.</b><br/> <b>Action: External attendees not present will be contacted to see if they are also happy with this arrangement.</b></p>  | <p><b>ST</b><br/> Note for external attendees present<br/> <b>GC</b></p> |
| 4.   | <p><b><u>Core Strategy / Local Plan Update (inc Housing Strategy, CIL and Affordable Housing) - presentation by Stephen Thorne</u></b><br/> ST gave an overview by talking through the key points of the Core Strategy / Local Plan via a Power point presentation as follows:-</p> <ul style="list-style-type: none"> <li>• <b>Core Strategy definition</b></li> <li>• <b>Reason behind the need for an up to date plan and what has changed</b></li> <li>• <b>The Current Housing Need (710 Dwellings per Year)</b></li> <li>• <b>The aims and the threats</b><br/> <b>Why the BOP needs a 5 Year Land Supply</b></li> <li>• <b>Definition of Statutory Duty to Cooperate (SDTC)</b></li> <li>• <b>What the Growth Options are to meet the Housing Need</b></li> </ul> <p>Comparisons with other neighbouring authorities’ housing need were made and questions asked. Part of this process involves asking our neighbours for help with land supply, providing the BoP has explored all options. They are under no obligation to comply, however. A sound audit trail must be in place and ST affirmed that Dorset is on track with this. We have a 5 year land supply in place currently though this needs continual attention (falling under the SDTC) which is planning law. To not have explored all avenues via the due process is not an option.<br/> ST also explained why some Poole sites have not been viable for Affordable Housing, and the issues the BoP have experienced trying to progress this in a historically depressed economy. The housing figures (710 pa) are about need. There are 1000 Poole families on the waiting list excluding those who may be living with parents. BF submitted an email to ST which outlines points raised on possible reasons why there is limited affordable housing being built and hence why the housing waiting list may not be reducing.<br/> <b>Action: BF’s email to be circulated to the group.</b></p> <p><b><u>Central Government Starter Homes Initiative</u></b><br/> This is seen to be an alternative to Affordable Housing and applies to those aged 25-40. The occupant needs to have lived at the dwelling for 5 years to benefit and the housing will be offered at 20% below market value. The discount will come from CIL contributions. Currently the BoP approaches the District Valuer to complete viability assessments.</p> <p><b><u>Local Plan Consultation Drop In Sessions 13th June to 8th August 2016</u></b><br/> NP recommended attending one of the drop in sessions. See for more info:-<br/> <a href="http://www.poole.gov.uk/planning-and-buildings/planning/ldp/local-plan-review/">http://www.poole.gov.uk/planning-and-buildings/planning/ldp/local-plan-review/</a></p> <p><b><u>Power Station Site</u></b><br/> This site is seen to be unviable currently. It may unlock in the future though this remains to be seen. The BoP is working with consultants on the remedial work but we cannot count this site as part of the five year land supply (unfortunately the BoP has no control on the buying, selling and use of land). It was mentioned that in St. Ives Cornwall, there has been a legal challenge on 2nd homes due to the huge housing shortage for local people. NP advised the second home challenge is</p> | <p><b>ST/GC</b></p>  |

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|                  | <p>present in Poole it does not pose such an issue as it does in St. Ives.</p> <p><b><u>Coastal Zone</u></b><br/> NP explained that the Local Plan Review includes the Coastal Zone but there is likely to be more flexibility regarding types of development in the area and other factors to be included within the zone though this again, is open to discussion.</p> <p><b><u>Upton Country Park</u></b><br/> Upton Country Park was not an alternative open space to mitigate the Gallaghers site. Mitigation needed to be provided via the SANG (Suitable Alternative Natural Greenspace) to ensure recent development in Poole did not have an impact on sites such as the heathlands. Carpark charging has recently been introduced at Upton Country Park - the SANG car park is free.</p> <p><b><u>CIL (Community Infrastructure Levy) - Presentation and Overview by Nick Perrins</u></b><br/> A CIL review is due and it seemed apt to run this alongside the Local Plan Review. Spring 2017 is the target date for publication with Spring 2018 the target date for adoption. A Green Belt Review is also taking place. Although it is appreciated this is sensitive, it is part of the process. There are currently draft boundaries drawn up though there is flexibility within these. Various points relating to both CIL and The Local Plan were made by the Group.</p> |  |
| <p><b>5.</b></p> | <p><b><u>Devolution – Stephen Thorne</u></b><br/> Devolution sits above the Unitary Authority layer, and separate to the unitary authority process and is about driving business growth by combining some services. Those being considered are Transportation, Economic Development and the Local Enterprise Partnership (LEP) (possibly Strategic Planning – TBC). The LEP want a voting right on the Combined Authority. Boundaries are TBC. Parish Councils will carry on as part of the unitary authority. There is talk about town councils also being part of the unitary authority though overall; there is still debate on what shape the final unitary authority will take.</p> <p><b><u>Neighbourhood Plans</u></b><br/> These will still be a crucial feature of the planning forum. The Local Plan is more strategic; the Neighbourhood Plan will set the precedent in terms of the finer detail.</p> <p><b><u>Local Fee Setting and Alternative Providers</u></b><br/> Some Local Authorities will be involved in a pilot scheme acting as an alternative provider and in doing so are able to set their own fees which could be positive (similar to the Building Consultancy model). This potentially could speed up the process though we are waiting on more details.</p>  |  |
| <p><b>6.</b></p> | <p><b><u>Any Other Business</u></b><br/> <b><u>Items Raised by Terry Stewart</u></b></p> <p><b><i>1. How many of the 14,200 extra homes Poole must build are the result of an analysis of demand, and how much from pressure from Central Government?</i></b></p> <p>This is about need not demand. The 14,200 homes figure is derived from the Council's Strategic Housing Market Assessment (SHMA), produced in accordance with Government guidelines. It is an evidence based assessment of our housing needs, covering different housing aspects e.g. Affordable Housing, accommodating an ageing population and providing sufficient family homes for young people. National planning policy then requires Councils to plan positively to meet objectively assessed needs. This is set out in the BoP's SHMA. The Local Plan will not be found sound by at Examination in Public (assessed by a government appointed planning inspector) should the Council not demonstrate that every effort has been made to plan to meet the Borough's needs.</p>   |  |

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| 6. contd.. | <p><b>2. Apparently none of the developers of Poole's brownfield sites are prepared to supply Affordable Homes. What proportion of the 14,200 will be affordable?</b></p> <p>Delivering Affordable Housing is a key objective. The BoP will ensure developers of Poole's brownfield sites will provide Affordable Housing where it is proven viable to do so. Viability is the key issue with these sites, as land values and site costs are both high across Poole's large brownfield sites. The BoP is looking at ways which viability could be enhanced through possible increasing numbers on some brownfield sites as well as the impact of proposed government changes. For example the government's proposal to require a mandatory proportion of all housing developments to provide starter homes (which the government now consider as starter homes) may be one way in which the brownfield sites can deliver some more affordable units. In terms of overall proportion, the current Core Strategy envisaged that 35% of the existing 10,000 homes would be affordable. We are still working on the evidence base and overall strategy for the 14,200 homes but are looking at carrying a similar objective (i.e. 35%+) forward into the new plan.</p> <p><b>3. How much weight on the Poole Plan will the Poole Quays Forum have?</b></p> <p>Ultimately the Poole Local Plan will set the strategic direction for the town, including the town centre – the Forum will be an important stakeholder in the drafting of the plan to ensure any revised strategic direction has their support overall.</p> <p><u>Is this true?</u></p> <p><b>4. Are Community Infrastructure Levy (CIL) rules likely to change as developers don't like them Developers don't like it, so, of course, it has to go.</b></p> <p><b><i>"The government's specially appointed task force is to call for a radical overhaul of the CIL levy six years after it was introduced. It will recommend a major policy U-turn, stripping CIL back to its original purpose by funding local infrastructure with a simple, national base tax on all new developments. Section 106 charges would return for infrastructure requirements on large developments. Read more on East Devon Watch website"</i></b></p> <p>The CIL rules may well change in the future. The government has commissioned a full CIL review and their recommendations are due back shortly. We have no idea what this will say but I would expect some changes around its operation to make it more straightforward for all parties.</p> <p><b>5. Other recent announcements is Councils must follow through on planning enforcement says Local Government Ombudsman.</b></p> <p>The LGO comments arose from an investigation into the conduct of an enforcement investigation in Hackney, London, where despite an enforcement notice been upheld no follow up prosecution or direct action was undertaken. Rightly the LGO was critical of the Council resulting in the complaint being upheld. Poole has a proactive enforcement team who assess all complaints carefully taking action where it is appropriate and in the public interest.</p> <p><b><u>Item Raised by Graham Whitehall</u></b></p> <p><b><i>LANA is considering the installation of 'Welcome' signs for Lilliput Village; do we require planning permission or any other authorisation from the council to do so?</i></b></p> <p><b><u>Response by Doug Evans - Team Manager (Borough Team)</u></b></p> <p>If LANA were to erect such signs they would need consent under the Advertisement Regulations. They would presumably also have to obtain BoP's consent in our capacity as the Highway Authority. The BoP does nevertheless have a policy of</p> |        |

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| <p>facilitating such signs. LANA would be responsible for paying the full cost of the works and BoP would commission and install the signs. The style/design/materials of these signs have in the past had to conform to the 'Welcome to ....' type signs that have been installed in other parts of the Borough – Canford Cliffs, for instance. I've heard these signs described as 'olde worlde' in style, but I understand that we are currently reviewing the pattern and might soon be moving towards a more 'contemporary' type of standard sign. The current pattern of sign apparently comes in at about £500 to £700 each to supply and erect. It's anticipated the signs would be cheaper if we were to adopt the more 'contemporary' pattern of sign. If LANA would like to have more information about these signs, they should contact Steve Dean (Senior Traffic Engineer – Transportation Services) at <a href="mailto:s.dean@poole.gov.uk">s.dean@poole.gov.uk</a>.</p> |  |
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**Date of Next Three Meetings :-**

Tues 13th Sep 2016 - 2:00pm to 4:30pm - Room 133

Wed 14th Dec 2016 - 2:00pm to 4:30pm - Room 133

Community Working Group AGM:- Wed 22nd March 2017 - 6:00pm to 9:00pm -  
Committee Suite