



COMMUNITY WORKING GROUP MEETING
Planning & Regeneration Services including Building Consultancy
Wed 8th May 2013 2.00pm-4.30pm – Committee Suite

ATTENDEES:		
<p>Borough of Poole Attendees: Stephen Thorne (ST) – Head of Planning & Regeneration including Building Consultancy (<i>chair</i>) Sue Ludwig (SPL) - Business Manager Richard Genge (RTG) – Planning and Regeneration Manager Gabriella Cobelli (GC) – PA to Stephen Thorne (<i>minutes</i>)</p> <p>Community Groups/Resident Associations Attendees: Chris Allenby (CA) – Poole Old Town Conservation Group Terry Stewart (TS) - CPRE Mary Parsons (MP) Lake Residents Association / Hamworthy / Friends of Hamworthy Park Julie Bagwell (JB) – Watch this Space Gerald Rigler (GR) – Society of Poole Men Ann Wood (AW) - Hamside Residents Association Graham Whitehall (GW) - Lilliput and Neighbourhood Association</p> <p>Apologies:- Tony Hamilton – Poole Agenda 21 Chris Lewis – Parkstone Bay Association Brian Finch - Friends of Harbour Reach</p>		
1.	<p><u>Minutes of the last CWG meeting (16th Jan 2013) and Feedback from CWG AGM (13th Mar 2013) plus any General Matters Arising</u></p>	
1.1	<p><u>Community Working Group Meeting</u> <u>Item 1.3 - Enforcement Activity Report</u> Action: RTG still needs to speak to the Chairman. Things are moving forward, and he hopes to present the changes at the next Community Working Group, though the unit does keep a register of enforcement action taken. <u>Item 4.2 - Tree Replacement Notices</u> The top three have been prioritised and resolved. <u>Item 6 - Estate Agents Boards</u> Will be going back to the Economy Overview and Scrutiny Meeting - date TBC. <u>Item 7 - Ward Walks</u> The last ward walk took place recently. Action: ST to raise any key themes of the ward walks at the next meeting. Future walks may take more of a Place theme and involve other units. Action: ST will liaise with Andrew Flockhart to determine the shape of future ward walks once write ups are complete. <u>Item 10.1.3 – Railway Pedestrian Crossing - Hamworthy Park to Harbour Reach</u> MP felt the sentence 3 was slightly misleading. It was agreed to delete it from the notes and to alter sentence 4 to read “the unit is”. Action: GC to action / arrange for resubmission onto BoP.com.</p>	<p>RTG</p> <p>ST</p> <p>ST</p>
1.2	<p><u>Community Working Group Meeting AGM</u> <u>Item 8 – Question and Answer Session – Main Regeneration Sites Update</u> <u>Pilkingtons Site</u> - No progress since March. MP raised the issue that an adjoining land owner had ownership of the access to the Pilkington’s site. RTG confirmed that legal were aware and are investigating. <u>Power Station Site</u> – Information is slow in coming forward. A revised dedication</p>	<p>complete</p>

	<p>agreement for the Portlink Rd will need completing. Sydenham's Site, West Quay Rd Site and Nikel Site No progress since March on any of the above three sites.</p>															
2.	<p><u>CWG Terms of Reference</u> Group membership was refreshed at the March AGM Meeting. ST read out the Terms of Reference of the Community Working Group as follows:- <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> Those present agreed for the TOR to remain as is and were happy for email addresses to be shared amongst the Group. (<i>Post meeting note: GC to contact the attendees not present to check if they are also happy with sharing email addresses</i>).</p>	GC														
3.	<p><u>Member Tour of Inspection - Tues 25th June 2013</u> ST invited the Group to attend, and to suggest sites they may like to visit. Action: Please email GC/use reply slip confirming attendance by 10th May 2013. The old Hamworthy School / Co-op site was raised by MP. ST advised that this is likely to be used for housing, and that the Tour's purpose will be to review completed developments so lessons can be learned. Those attending will be asked to define a "successful place" and to think about what the future may hold in terms of making a place successful, accounting for building fabrics and their surroundings. The Group asked for a list of past sites visited. (<i>Post Meeting note: See table below-:</i>)</p> <table border="1"> <thead> <tr> <th>Sites Visited 2010</th> <th>Sites Visited 2009</th> </tr> </thead> <tbody> <tr> <td>Emergency Services HQ, Wimborne Rd</td> <td>Shapwick Rd</td> </tr> <tr> <td>Poole Quarter at Newfoundland Rd</td> <td>Herbert Ave (former school site) and the flats opposite-Sark Rd</td> </tr> <tr> <td>Hamworthy Library</td> <td>Siemens Site</td> </tr> <tr> <td>Parkstone Grammar School Sopers Lane</td> <td>101-107 Lilliput Rd</td> </tr> <tr> <td>The Falcrum, Vantage Way</td> <td>Old Orchard</td> </tr> <tr> <td>Former Rossmore Library Site, Herbert Ave</td> <td></td> </tr> </tbody> </table>	Sites Visited 2010	Sites Visited 2009	Emergency Services HQ, Wimborne Rd	Shapwick Rd	Poole Quarter at Newfoundland Rd	Herbert Ave (former school site) and the flats opposite-Sark Rd	Hamworthy Library	Siemens Site	Parkstone Grammar School Sopers Lane	101-107 Lilliput Rd	The Falcrum, Vantage Way	Old Orchard	Former Rossmore Library Site, Herbert Ave		complete
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4.	<p><u>CIL - Community Apportion Update</u> Amendments to CIL Regs were launched on 24th April, setting out provisions on how Councils are to apportion CIL percentages back to communities and development. Nicholas Perrins has outlined these changes (<i>see the appendix at the end of the minutes</i>)</p> <p>Concerns were raised in regard to how the money is spent, how the neighbourhood boundaries will be defined, and suggestions that CIL apportion should be regulated to ensure adjacent areas without a Neighbourhood Plan receive adequate benefits. ST advised that more work is needed to define the boundaries. Legal and Democratic/Planning and Regen are teasing out this detail. Decisions need making on what to do with CIL money outside of Neighbourhood Forum areas, though CIL comes with top slices such as nutrients and heathlands. Action: GC to invite Tim Martin (Head of Legal and Democratic) to the next CWG in Sept 2013 to discuss the legal aspect further. (<i>Post Meeting note: Tim Martin is available for the meeting on 20th Nov 2013</i>).</p> <p>MP advised that, as a Hamworthy resident, she had not been consulted on the Poole Quays Neighbourhood Forum. RTG advised that this has been publicised on the web and in the local press, and any representation would need forwarding to Tim Martin. A quarterly community specific residential newsletter was suggested by TS so residents could keep abreast of such matters. SPL suggested self registering with Poole Partnership. Although the unit publish a generic Planning Newsletter, there is not resource to implement a further more community specific newsletter.</p>	GC														

5.	<p><u>Tree Replacement Notices – Update</u></p> <p>RTG advised that from the 12 requiring action, 7 have been replanted. We have chased for responses on 4, stipulating that replanting needs completing before May 2013. This leaves 1 remaining – we are waiting for a response. ST advised that there is no TRN legalisation in existence. The only power the BoP has is to plant the tree and then make a charge on the land when the property is sold.</p>	
6.	<p><u>Supplementary Planning Guidance Refresh Update</u></p> <p>This is being refreshed currently and should help mop up the outcome of the Marston Bay Hog Gyratory to be eventually brought into the Town Centre North initiative. Transportation / Planning and Regen will hold a workshop to define common threads. This is likely to be followed by a community workshop, with an eventual aim to be reporting to members in Sept 2013. (<i>Post Meeting Note:- Internal Workshop date proposed is 9th July 2013</i>).</p>	
7.	<p><u>Sustaining Poole’s Seafront (SPS) - formerly Beach Master Plan - Update</u></p> <p>ST outlined the issues behind what has caused the SPS to be at its current position. It will be reviewed in order to account for the BoP 1986 Act. The Act precludes certain aspects of development hence the need for changes. The SPS plans will therefore need changing, with a view to the Leader authorising it go out for consultation once this has been completed.</p>	
8.	<p><u>Any Other Business (Queries from Members plus Other)</u></p> <p>8.1 <u>Terry Stewart</u></p> <p><u>Affordable Housing (AH)</u></p> <p>TS wanted to discuss lack of Affordable Housing (AH) delivery and expand on this possibility that some developers may go back on their s106 arrangements.</p> <p>The AH Policy doesn’t secure the contributions Poole needs to meet AH needs due to current market conditions. Any Poole land earmarked for development is brown field land, therefore maintaining a high existing use value. This issue cannot be resolved locally. The Government may decide to bring AH inside CIL, and may, in turn, impact on viability.</p> <p>The BoP, in 2010, dedicated using some of their own assets / land to deliver 100 plus AH units over the next 4 years, and 4 sites have been identified as Phase 1. Others are being looked at. Two registered housing providers have committed with the Homes & Communities Agency to provide Poole with a development partner. The BoP expects this to provide 100 + homes by March 2015.</p> <p>The BoP consulted in early 2013 on the Housing Strategy Issues & Needs document. As a result of feedback the “Big Priorities and Commissioning Plan” is being developed, to be completed over the next few weeks, to then go out for consultation.</p> <p>The Government also introduced legislation to free development from what it sees as burdensome s106 agreements, to help with AH contributions. There will be a 3 year window, for developers who have implemented schemes with planning permission, to come back to the BoP to renegotiate, though clear sufficient evidence needs to be provided.</p> <p>8.2 <u>Chris Allenby</u></p> <p><u>Master Plan Refresh</u></p> <p>CA asked for an update. This was covered in item 6 though is programmed to go back to members in Sept 2013. Progress reports went to Economy Overview and Scrutiny on 25th Apr 2013.</p> <p><u>Core Strategy</u></p> <p>Chris Allenby asked if the Core Strategy could be reviewed with a view that Transportation and Planning work more closely together, in light of negative feedback following the CAGE, Hayes and Phil Jones Report.</p> <p>The Core Strategy is now a bigger piece of work. Both units are working together to gauge common ground. The BoP is committed to a review of the implementation framework of the Core Strategy, involving significant work streams with other local</p>	

<p>8.3</p> <p>8.4</p>	<p>authorities especially around housing and employment. Transportation and Planning, on major policy development, have always worked well together and will continue to do so</p> <p><u>Poole Harbour</u> With the Cefas report into Bivalve Mollusc Production Sanitary dated 2009 (Sampling Plan updated 2012) in mind, CA alerted ST about levels of e.coli in Poole Harbour. His question was that as the BoP have overcome the Nitrate Nutrient level discharge level into the Harbour by using a SANG at Upton House Farm, what arrangements can be made that apply to e.coli? This issue was not a remit of Planning. Poole Harbour Commissioners, Inshore Fisheries or the Environment Agency may be able to assist further. Action: RTG to contact CA with a contact name at the Environment Agency.</p> <p><u>Borough of Poole Website</u> CA alerted ST about specific pages relating to Planning that need updating. Action: GC to arrange with Keith Pegram, our Change and Performance Manager, for the pages to be reviewed and refreshed.</p> <p><u>Questions from Graham Whitehall - Campaign for Sensible Tree Management Update</u> This was presented to Environment Overview and Scrutiny Group last year, and went to the Community, Agents and Developers and Arboricultural Working Groups. Strong views were expressed for and against, particularly in the Arboricultural Working Group in Jan 2013. RTG asked for further feedback, though since, he has received none. There is a sense BoP have perhaps struck the right balance between public and private amenity. It was asked if the BoP can in some way encourage more trees to be planted. A Green Infrastructure Policy is an idea that may help, but the right areas would need to be defined as green space. This may also help to protect wildlife.</p> <p><u>Heights of boundary walls and fences.</u> GW asked for clarification. One metre height wall/fence adjoining a highway is acceptable without the need for formal application and 2 metres in any other location. In some locations a higher fence with planning permission may be justified.</p> <p><u>Other</u> GR, MP and CA expressed thanks for the opportunity during the meeting to raise issues of concern, and felt that the meetings continue to be useful.</p>	<p>RTG</p> <p>GC/KDP</p>
	<p><u>Date of Next Meeting: Wednesday 4th September 2013</u> <u>2.00pm-4.30pm – Room 134</u></p>	

APPENDIX 1

CIL Community Apportionment – 22nd May 2013

The amendments to CIL Regulations came into force 24th April 2013 and they set out the provisions for how Councils can apportion a percentage of CIL back to communities where development takes place. The purpose of this amendment is to promote the Government's localism agenda, and to enable communities to directly share in the benefits that development can bring by being able to help fund local priorities from part of the CIL collected in their areas.

The regulations confirm that the percentage of CIL that can be used on neighbourhood infrastructure is either:-

- 25% in areas with a neighbourhood plan (note, no annual limit cap applies);
or
- 15% in areas without a neighbourhood plan subject to an annual limit cap of £100 per existing council tax dwelling in the neighbourhood area*

*the £100 cap would work as follows: For example, if £1m of CIL is collected in a year within a neighbourhood area comprising 1000 existing council tax dwellings, the area could only get £100k of CIL rather than the full 15% of £150k, due to the cap of £100 per council tax dwelling ($£100 \times 1000 = £100k$).

This neighbourhood funding element can be spent on wider range of things than general Levy funds, as set out in paragraph (b) below. It can be spent on supporting the development of the area by funding:

- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
- (b) anything else that is concerned with addressing the demands that development places on an area.

The regulations also require that the 15/25% must be handed directly over to Parish Councils. In Poole, of course, there are no parishes so the regulations make slightly different provisions for such areas, namely that the 15 or 25% is instead retained by the Council (rather than being passed straight over to the community) but is to be spent in consultation with the Neighbourhoods. The guidance on this states that:

“Communities without a Parish or Community Council will still benefit from this incentive. In these cases the charging authority will retain the Levy receipts but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. We would expect charging authorities to clearly and transparently set out their approach to engaging with neighbourhoods using their regular communication tools e.g. website, newsletters, etc.”

Issues to note are:

- 1) The Council will need to work up a Governance structure for defining the neighbourhood boundaries in Poole from which the 15/25% will be managed. Planning are currently considering this with Legal and Finance.
- 2) The Council will also need to consider as part of the Governance framework how communities will be consulted in order to identify the projects that will be funded by the 15/25%.

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