



1.7	<p><b><u>Navitus Bay Wind Park</u></b>  The Planning Performance Agreement is on the website. <b>Action: GC to send link to the Group. (Post meeting note: see below):-</b>  <a href="http://www.boroughofpoole.com/planning-and-buildings/planning/navitus-bay-wind-park-offshore-wind-farm/">http://www.boroughofpoole.com/planning-and-buildings/planning/navitus-bay-wind-park-offshore-wind-farm/</a></p>	GC
1.8	<p><b><u>Pre Apps</u></b>  Consistency regarding the pre app info submitted on the website was discussed. RTG advised that it should state on the web if there was no pre-app advice. If there was a pre-app interview, notes should have been taken. Mistakes or missing info could be human error, or that the pre app notes have yet to be agreed. Pre-app interviews are confidential. <b>Action: SPL asked the Group for feedback if they notice any obvious errors.</b></p>	All
2.	<p><b><u>Community Infrastructure Levy (CIL) Update - Nicholas Perrins</u></b>  NP conducted a CIL overview, initially confirming that the charging schedule went to Council on 19<sup>th</sup> Sept 2012. The planned implementation date is 2<sup>nd</sup> Jan 2013 with an administrative transition between now and then. The rates have been set on residential developments and on new dwellings only. Different area zone charges were also discussed (<i>link at the end of this item for details</i>). It is a statutory requirement for all CIL monies collected and spent, to be published on BoP.com. Spend reports will be provided (<i>the same as S106</i>), though not relative to specific wards due to the change of rules.  The funding will go into one pot and allocated according to BoP priority, allowing for more flexibility. CIL must be spent on infrastructure, supporting growth. Any unspent S106 monies will stay in the S106 pot and is unaffected by CIL. S106 monies have to be spent over 10 years, with CIL there is no claw back. A meaningful proportion of CIL will go back to development areas though this is to be confirmed. Early indications are that it may be 5% of total CIL.  MP queried whether the meaningful proportion will benefit the Hamworthy area where the majority of new development will occur, and therefore will need significant new infrastructure. ST advised that the meaningful proportion will be significant in Hamworthy, as a lot of the development is in that area. RP felt that how the money is allocated is crucial and queried how the BoP will manage competing demands on one pot of money. ST advised the BoP are putting in place appropriate governance arrangements, and that once Government has clarified the situation regarding Community Contributions, we will be in a better position to advise on percentage of spend allocation post in April 2013. There will be an annual report (the CIL 123 list) detailing proposed spending for the financial year.  <b>(Post meeting note: Please see link below for info available on the website):-</b>  <a href="http://www.poole.gov.uk/planning-and-buildings/planning/ldf/community-infrastructure-levycommunity-infrastructure-levy/">http://www.poole.gov.uk/planning-and-buildings/planning/ldf/community-infrastructure-levycommunity-infrastructure-levy/</a></p>	
3.	<p><b><u>Arboricultural Working Group - Update</u></b>  RF briefly updated the Group, stating that the general feeling is that working relationships are improving. TS asked about the policy in replanting Scots Pines across the BoP. ST advised that this could form part of the green infrastructure Strategy that is being drafted. RF recognises the issues with the local tree scape, though there are various options that could be implemented e.g. more diversity in terms of tree species. The canopy of tree cover is an important setting to Poole, and we need to ensure that there is a plan that ensures continuity and addresses refuges for wildlife.  <b>Action: Although the Tree Team have been tasked to see how this moves forward, it was suggested this item be added to the agenda for the next meeting in Jan 2013.</b></p>	GC
4. 4.1	<p><b><u>Major Development Site Status</u></b>  <b><u>West Quay</u></b>  Same status as the last meeting therefore no change.</p>	

<p>4.2</p> <p>4.3</p> <p>4.4</p> <p>4.5</p>	<p><b><u>Pilkingtons</u></b> Outline app received. The unit is looking to get this to Committee on the 6<sup>th</sup> December 2012.</p> <p><b><u>Portlink Rd</u></b> TS raised some concerns namely there are no bus stops and is concerned about the actual road width. Nigel Hutton has taken over from Chris Francombe to work on this project. ST assured the Group that a number of discussions have been held with the developer and residents' concerns have been taken into account. Amended plans are expected, and a short publicity period to allow comment will follow. ST's main concern is to ensure the whole scheme is implemented, and that his responsibility is to ensure the landowners concerned co-operate in its completion. The HGV bend, 20mph speed limit and pedestrian side walks and cycleways are being discussed currently. MP hopes that the roadlink to the ferry will allow for small containers on vehicles.</p> <p><b><u>Gallaghers</u></b> The live application has been in since last year. ST will advise when it goes to committee. RTG has been assured that the supermarket will have no impact on the Town Centre although there maybe an adverse effect on the Co-Op site. ST confirmed that the supermarket addition is a commercial decision but that in the recession it has become an important element in the delivery of the site.</p> <p><b><u>RNLI</u></b> The app received to construct the new quay wall, new boat building and maintenance facility was received 1<sup>st</sup> Oct 2012. The question was asked whether the footpath from Asda will be retained and it is the unit's understanding that it will remain.</p>	
<p>5.</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p>	<p><b><u>Sustainability in Planning – Rebecca Landman</u></b> RL highlighted changes in legislation and the National and Local policy in terms of Planning Sustainability. Following the Planning and Compulsory Purchase Act 2004, councils prepared plans within a “Local Development Framework”. The Sustainability Appraisal process is a component of this, ensuring plans considered environmental, social and economic effects. The Planning Act 2008 required the Secretary of State to contribute to sustainability. The National Planning Policy Framework published in March 2012 reduced the planning policy statements to a 50 page document. 12 Core Planning Principles now guide both the plan and decision making. The Framework defines factors which contribute to sustainable development, including supporting a transition to a low carbon future, conserving / enhancing the natural environment, encouraging effective land use, promoting mixed use developments, conserving heritage assets and managing growth patterns via sustainable transport. The Core Strategy, Site Specific Allocation &amp; DM policies and Delivering Poole's Infrastructure DPDs have defined criteria for Poole areas (e.g. the Regeneration Area).</p> <p><b><u>5.1 Design and Access Statement</u></b> Statutorily required for some types of full and outline applications for development e.g. new builds. It explains design principles e.g. layout, scale, landscaping or appearance.</p> <p><b><u>5.2 Planning Statement</u></b> Considers relevant national and local policies and expected to address policies which encourage orientation and form, maximises solar gain, reduces energy demand and feeds micro-renewable technology into the design.</p> <p><b><u>5.3 Energy &amp; Resources Statement</u></b> Another local requirement for some applications, focusing on how the development can adapt to and mitigate to climate change. In Poole, our policies promote use of nationally recognised standards for rating/certifying the environmental performance of homes and commercial development.</p> <p><b><u>5.4 Code for Sustainable Homes and BREEAM</u></b> These measure 10 categories of sustainable design: energy emissions, water use, materials, surface water run off, waste, pollution, health and wellbeing, management, ecology and innovation. They are measured against a performance target with a score from 1-6 for Code and good to excellent for BREEAM. TH felt the presentation was</p>	

	<p>useful, though he would like sustainability to be given more priority.</p> <p>ST advised that sustainability is integral to Planning and the two cannot be treated separately.</p>	
6.	<p><b><u>BoP policy Regarding Tree Preservation Orders - Tony Hamilton</u></b></p> <p>TH feels trees in the area have been allowed to grow too much, though accepts that this could be down to policy misinterpretation. RF advised that the Tree Management Policy includes tree trimming and safety consideration and TPOs do not completely stop works on trees. EM felt that the policy should be more flexible with regards to trimming trees and referred to an overgrown cedar tree in her area as an example. RF advised that the Team try to exercise consistency, and it would be a disservice if they carried out tree works which were detrimental to the tree's appearance or long term health. TH felt the policy discouraged residents from planting trees; as if a TPO is applied it would mean it cannot be trimmed. RF confirmed that in some circumstances the BoP do allow trees to be felled to be replaced with new trees. ST added that it is important to understand at the planting stage how big a tree will grow and advice can be sought on this aspect. In addition not all BoP trees have TPOs and these are not under the control of the LPA. It is, however, a criminal offence to tamper with trees covered by a TPO. In conclusion, there is also a statutory right of appeal if an application is refused which may address any tree issues residents may have.</p>	
7.	<p><b><u>Enforcement of Planning Apps to include Scales on Drawings, Landscape Plantings as well as showing Height and Mass in Streetscape – Terry Stewart</u></b></p> <p>TS raised the issue with the recent Planning Application at 32 Whitecliff Rd in mind, and wondered how the scale of a building is determined in line with the surrounding area, and how this was assessed. RTG advised that this is always difficult to measure, though it may be one of the items featured on the Delegation Review.</p> <p><b><u>Action: RTG to set up Delegation Review Meeting.</u></b></p> <p>(NB: Drawing scales were raised again later in the meeting and RTG confirmed that there are no laws to insist that applicants submit street scene drawings as part of the application submission. With regards to the built development if it is found that the building/s have not been built according to approved plans the LPA has the power to take enforcement action if it is in the public interest to do so).</p>	RTG
8.	<p><b><u>Good Contractor's Guide and Damage to verges etc – Terry Stewart (also see item 10)</u></b></p> <p>TS raised the issues of problems occurring, whilst contractors were on site e.g. parking, obstruction etc, and would it be feasible to send a good contractor's guide out with every planning decision.</p> <p>There was a draft document compiled when Peter Watson was SUH for Planning and Regeneration, though it was never approved, and the unit currently do not have one.</p>	
9.	<p><b><u>Backwater Channel Developers – Zero policy for Nitrates Discharge – Chris Allenby</u></b></p> <p>CA had heard that one of the Backwater Channel developers was asked to comply with a zero policy for Nitrates discharge into Poole Harbour and wondered if this will sterilise the other 2 sites and halt future development, and whether this had been put to Natural England.</p> <p>ST advised that the aim of Natural England is to ensure that new development within the catchment area of the Frome and Piddle that feed into the harbour, (that includes Poole) is nutrient neutral, as there is evidence that nutrients in the harbour are increasing. ST reassured the Group that there had been progress to the Pilkingtons Application within the last 2 weeks. A Habitat Regulations Assessment commissioned by the BoP has been produced scientifically addressing impact and mitigation.</p> <p>We hope to produce a formula for new homes and commercial development, to be able to progress development within the town. This is tied up with the Site of Alternative Natural Green Space issue at Upton House. There is a need for the</p>	

	<p>Council to provide 30 hectares of SANG to mitigate the impact on the Heathlands and as this takes land out of agriculture, it counts to mitigation for Nutrients. The sewerage plant provisions have been accounted for parallel to the development, and there is a need to get all those involved engaged in the process. TH asked if there was any benefit in asking developers to asking farmers to go organic –ST confirmed that Natural England are engaging in this, as a significant percentage of the problem is down to agriculture up river.</p>	
10.	<p><b><u>Parking and Road Safety in Wilderton Road - Wayne Hancock</u></b> Residents in Wilderton Road are concerned about use of verges towards the south end of the road for opportunistic parking in connection with the construction of two new homes, Nos 12 and 21. This, coupled with day parking for workers in Westbourne, is causing problems, as the parking on opposite verges restrict vision and use of the verge as footpaths is impossible, especially at night. The Good Contactors Guide was also mentioned as a possible solution to this issue as discussed in item 8. RTG stated that there are resource issues in terms of resurrecting the above document, and enforcement would be down to Environmental and Consumer Protection or the Police. <b>Action: It was asked if this could be raised in the next Agents and Developers Working Group.</b></p>	GC
11.	<p><b><u>Any Other Business</u></b></p>	
11.1	<p><b><u>Next Planning Newsletter - Terry Stewart</u></b> This will be uploaded on the website at the end of Oct / beginning of Nov 2012. <b>(Post meeting note: Completed and uploaded on the website and has been sent to the Group by Shelley Edwards).</b></p>	
11.2	<p><b><u>Enforcement Activity Report - Terry Stewart</u></b> TS requested that the unit state which address the reports relate to. RTG confirmed that this has been looked at and confirmed that the report that is submitted is what the Planning Committee have requested. However the request will be passed on. <b>Action: TS to contact the chairman.</b></p>	TS
11.3	<p><b><u>Outstanding s106 payments – Terry Stewart</u></b> RTG offered apologies and confirmed this would be on the Next Planning Committee Agenda. <b>Action: RTG to liaise with Legal and Democratic.</b></p>	RTG
11.4	<p><b><u>Lists of Appeals &amp; Appeal Decisions Received - Terry Stewart</u></b> TS has requested a list of the above to which RTG agreed. <b>Action: RTG to submit.</b></p>	RTG
11.5	<p><b><u>Sandacres Pub – Shore Road</u></b> The Group discussed the recent acquisition of this site by Tesco to turn it into a convenience store. Points raised included traffic impact, and ST informed the meeting that the change of use benefits from a generic planning permission by central government called Permitted Development. The use of the public house as a retail unit (Tesco) is Permitted Development and therefore the consent of the council, through a planning application, is not required. Certain shop fronts that become operational development may require consent though not always. With regards to traffic impact i.e. delivery lorries, there is no requirement to submit evidence as permission exists.. <b>Action: It was thought that Use Classes Order should be added to the next Agenda.</b></p>	GC
11.6	<p><b><u>Comments on Planning and Regen and Building Consultancy - Service Received</u></b> BKO advised that comments on service have been sparse and would welcome feedback from the working Groups. TS added that he has noticed improvements within the last 4 years. <b>Action: Any further feedback, please submit to BKO via the following email address:- <a href="mailto:Bernadette.Osmond@poole.gov.uk">Bernadette.Osmond@poole.gov.uk</a></b></p>	ALL
11.7	<p><b><u>Changing Times Update</u></b> ST gave a quick update to the Group with regards to unit moves.</p>	
	<p><b><u>Date of Next Meeting: Wed 16<sup>th</sup> Jan 2013 2.00pm-4.30pm</u></b> <b>Room 134 – Civic Centre</b></p>	