



**Planning and Regeneration incl. Building Consultancy
AGENTS & DEVELOPERS WORKING GROUP
Thursday 29th November 2018
2.00pm-4.30pm Committee Suite - (Civic Centre BoP)**

Attendees
<p><u>Poole, Bournemouth & Christchurch Councils:</u> BoP: Richard Genge (RTG) - Development Services Manager BoP: Nick Perrins (NP) - Policy Manager BoP: Zoe McNeil - Business Support Officer BBC: Simon Gould – Team Manager BBC: Dave Smith – Cllr and Portfolio Holder CBC: Lynda King - Development Management Manager CBC: Jane Lynch – Head of Planning</p>
<p>Ian Foster – Planning Portal</p>
<p><u>Agents and Developers:</u> Matt Annen – Pure Town Planning Howard Baron – Sherwood Estates Ltd Paul Bloomfield – Holton Homes Richard Carr – Fortitudo Ltd Phil Easton – Western Design Architects Carol Evans – Evans & Traves LLP Ian Forster – Union Architecture Martin Hanham – Martin Hanham Keith Harrison – Harrison Property Group R Henshaw – Intelligent Land Matt Holmes – Chapman Lily Planning Darryl Howells – Pure Town Planning Andrew Kenyon – Williams Lester Ltd Giles Moir – Chapman Lily Planning Ltd Jeremy Priestley – Berkeleys Daniel Rainback – Design & Development Associates Chris Shipperley – Anders Robert Cheer Matt Stevens – Aspire T Whild – Ken Parke Planning Consultants</p>
Apologies
<p>BBC: Mark Axford – Planning Policy and Research Manager/Interim SUH David Mills - Brymor</p>

Item	Description	Action by/ Owner
1.	<p><u>Introductions and Minutes of the last regular A&D Working Group from 20 August 2018</u> RTG opened the meeting and introductions were made. He advised the meeting of the BOP ToR are “<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</i>”</p>	

	<p><i>development outcomes in an open and transparent way” and requested that points and issues are spiralled out to other agents and developers.</i></p> <p><u>Minutes of the Last Meeting</u> These were not gone into but the action to invite BBC & Christchurch to the next meeting had been met.</p>	
2.	<p><u>Planning Portal Fees Feedback</u> Ian Foster from the Planning Portal gave a presentation (<i>see attached</i>). 90% of applications are processed through the Portal. He emphasised that the Portal is now a private enterprise with no Government subsidies and needs to be financial viable. To support the fee charge, additional value has been added to the service provided and he requested feedback around how the Portal is developed in future.</p> <p>Feedback from the floor was requested: Concern was voiced that agents/developers would steer away from the portal. The Portal were requested to provide some statistics to demonstrate that this has not resulted in more e-mail/paper submissions. Christchurch advised the Council could help improve stats if they know where attention needs to be focussed, eg cheques. Request that the address is also included when the reference number is issued. Difficult to reverse a request for the client to pay. Could confirmation be provided when an application is submitted with a cheque.</p>	
3.	<p><u>Local Government Reorganisation (LGR) Update and the Way Forward</u> RTG gave a slide presentation (<i>see attached</i>), advising the new Authority (not a merger) would start on 1 April 2019 and that the new Chief Executive had been appointed with the 2nd tier recruitment almost complete. LGR will create 2 new sovereign councils (Bournemouth Christchurch & Poole [BCP] and Dorset Council). Work is being undertaken on continuity and consistency of planning services and processes for BCP. Councillor numbers are reducing.</p> <p>Points from the floor and responses included: The new committee structure is being considered by the Constitution Working Party with a view to publishing the BCP constitution in the new year. Training will be provided for all Members of the new Committee. Contracts made with existing councils will still stand after LRG as one legal entity follows on from the other (106 refers). Codes and appeals on the Planning Portal will link back to the old authority. The aim is to have a single validation check list, pre-application</p>	

	<p>process and charging schedule, with consistency around decision notices and reports.</p> <p>TUPE should ensure there are no gaps in provision and Christchurch advised staffing already confirmed between Dorset & Christchurch, helping with continuity of case officer.</p> <p>The 'culture' of the new Authority will be directed by the relevant directors and upon the creation of any new Service Units.</p> <p>Due to tight timescales there is no opportunity for agencies and developers to feed into the application process as it is important that for day 1 the new Planning Authority can function.</p>	
4.	<p>(i) <u>Poole Local Plan and CIL Update</u> (ii) <u>Status of Local Plan – Post LGR</u></p> <p>The 3 sovereign Local Plans will remain effective from 1/4/2019. The constitutional legal orders that are in place for the new Council require a new Local Plan for the conurbation by 2024. Work on the Christchurch plan will continue for the moment.</p> <p>Updated SPD Dorset Heathland SAMM payment rates (applying indexation) will come into force for Poole from January 2019; these are £387 for a house and £264 for a flat. Bournemouth is likely to apply the same rate. Christchurch have a lower rate and looking at applying the indexation also.</p> <p>The Poole Local Plan now requires residential development in Poole to pay a Poole Harbour Recreation Mitigation SAMM contribution. The interim strategy document is being published before the end of 2018 and coming into effect from 2/1/19. The interim charges payable from 2/1/19 £139 for a house and £95 for a flat.</p> <p>Officers are unsure whether BCP will adopt the use of Section 111 payments and are taking legal advice. Agents considered that this was a retrograde step to not continue with Section 111 and would result in additional costs to the applicants if having to move to Section 106 agreements or undertakings.</p> <p>From 1/1/19 it is planned to update the template Section 106.</p> <p>The BoP CIL review is being examined on 11/12/18. Poole hopes to get the examiners report back for adoption in Feb 2019.</p> <p>Where the rates will change, developers will need to take their own advice for how this would effect existing permissions that currently are based on different rates.</p> <p>Re CIL, 3 separate charging schedules will be carried forward</p>	

	to BCP with no change to the schedules. There is a difference between charging and collection authorities and further advice will be provided to assist implementation for BCP.	
5.	<p><u>Future Working Group Meetings</u></p> <p>RTG asked the Agents and Developers (A&Ds) if there was an appetite for the meetings to continue.</p> <p>A&Ds felt it benefited the council by reducing the number of individual queries received around points/issues.</p> <p>They are a good communication tool and allow interaction which is especially important with the creation of the new Authority.</p> <p>Cllr Smith, Portfolio Holder from Bournemouth, would be keen for the forum to continue to make the transition smoother. He suggested a hotline to A&Ds so they are all kept informed.</p> <p>Note: Any database of A&Ds needs to comply with GDPR. All agents in attendance agreed for their data to be shared for this purpose.</p> <p>RTG advised it was unclear if the Community Working Groups would continue in future, and if so in what format. Also, Christchurch will be a fully parished council from 1 April 2019 which will add an additional layer of authority.</p>	
6.	<p><u>Any Other Business</u></p> <p>A new website regarding Poole's regeneration is being launch called PooleProgress.com and a link will be provided when it is available. Comments regarding the wording would be welcome.</p> <p>Currently the Christchurch website is hosted by Dorset for You. A new Porch on the website, overarching Christchurch, Bmth & Poole, is being created.</p> <p>In response to some queries around implementation of the Poole Local Plan, NP confirmed that guidance notes will be provided to clarify various matters. MPs are required in the Local Plan (exemption in Dorset).</p> <p>The 2 sovereign councils will have new email domains: @bcpcouncil.gov.uk @dorsetcouncil.gov.uk</p>	

Date of Next Meeting: To be confirmed.

Ideally the next meeting will be before 1/4/19. However, due to the volume of work required to meet the day one deadline, this may not be possible.