



Planning and Regeneration incl. Building Consultancy  
**AGENTS & DEVELOPERS WORKING GROUP**  
**Monday 20<sup>th</sup> August 2018**  
**2.00pm-4.30pm Room 133 (Civic Centre BoP)**

<b>Attendees:</b>		
<b>Borough of Poole:</b>		
Richard Genge (RTG) – Development Services Manager		
Gabriella Cobelli (GC) – Business Support and PA to Julian McLaughlin		
Nick Perrins (NP) – Policy Manager		
<b>Agents and Developers:</b>		
Richard Carr (RC) - Fortitudo Ltd		
Keith Harrison (KH) – Harrison Property Group		
Martin Hanham (MH) - Martin Hanham		
Carol Evans (CE) – Evans & Traves		
Phil Easton (PE) - Western Design Architects		
David Mills (DM) - Brymor Construction		
Richard Guppy (RG) - RPS Group		
Paul Bloomfield (PB) - Holton Homes		
Brett Spiller (BS) - Chapman Lilly Planning		
<b>Apologies:</b>		
Helen Rosier (HR) - Tanner and Tilley		
Howard Baron (HB) - Sherwood Estates		
Mike Pearce (MP) - Flaghead Developments		
Jeremy Priestley (JP) - Berkeleys		
ITEM	DESCRIPTION	ACTION BY / OWNER
1.	<p><b><u>Introductions and minutes of the last meeting held on 17<sup>th</sup> Jan 2018</u></b>  RTG opened the meeting and requested introductions.</p> <p><b><u>Minutes of the Last Meeting - Flood Risk Assessment Issue</u></b>  Difficult to recall but assumed that this had been dealt with.</p> <p><b><u>Minutes of the Last Meeting - IMap System</u></b>  This is on hold pending the LGR transition. Heather Adams has been working on a policy system which will work in conjunction with the Local Plan once it is adopted. The proposal is to adopt a single system for all three councils though it may be sometime before this is launched.</p> <p><b><u>Minutes of the Last Meeting - Broadstone Neighbourhood Plan</u></b>  This has now been adopted.</p>	
2.	<p><b><u>Agents and Developers Working Group Terms of Reference</u></b>  <b><u>RTG read out the TOR as follows and this was agreed:-</u></b>  <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></p>	

3.

### **Local Government Reorganisation Update**

RTG provided an update, though much is still unknown. There may be further restructures / capacity change in terms of what each unit is able to do, though all agree that they would like the group to continue. With effect from 31/03/18 the BoP will cease to exist in its legal entity.

The new authority at the moment being referred to as Bournemouth Christchurch and Poole (BCP) though it is unknown whether this will be the final branding name.

There are meetings taking place within our Place Theme comprising of Development Management, Land Charges, Economic Development etc. to try and align the work so there is a seamless transition on 1<sup>st</sup> April 2018.

As far as the Planning are aware, the section will still remain within the current building for the time being. Work is being done to ensure that the new Planning authority have delegated powers and be able to issue Planning decisions on 1<sup>st</sup> April 2019. RTG is seeking clarity on when committee dates are likely to be, though how the meetings will operate, and what the committee meeting quantity will be between all three councils is still being teased out.

### **Boundary Review**

There is a boundary review taking place between all three areas, and the number of members is likely to be reduced by about a third. There is also Brexit to consider plus local elections in 2019. The Planning Portal recognise planning applications by postcode so there may be slight changes afoot with the boundary changes.

### **Planning Applications and the Red Card Process**

RTG explained the process - any councillor in Poole can "red card" an application - only councillors can issue the red card. Poole's policy is that an individual or agent can request that an application be "red carded" via any councillor i.e. they do not need to approach the Chairman and it does not have to be a member associated with the ward the application relates to.

BBC has a different process, if a member requests an application to be "red carded" the Chair and the Planning Board can refuse.

**Action:** RTG will flag Poole's process up as being best practice with a hope this will be taken forward into LGR.

RTG

### **Changes in Planning Going Forward**

There was general concern raised regarding the changes that may be afoot as the BoP are currently in unchartered territory. The planning processes between all three councils were discussed, and it was recognised there are cultural differences. **It was suggested by BS that it may be worthwhile reviewing practices of authorities outside of Dorset e.g. Fareham.**

Note for  
RTG

### **The TUPE Process - (Transfer of Undertakings Protection of Employment) and System Improvements**

This process applies when there are fundamental changes within a company (a transfer to another company for instance) and the process exists to help protect employees. The team at the moment are trying to establish resource that will be required.

Unlike Poole, Bmth and Christchurch currently use the same planning software system albeit they are using different versions - the aim is for all three to eventually use one system. PAS have yet

	to provide the BoP with GDPR guidance and this is keenly awaited by the team. Currently the team are submitting feedback via a Place Delivery Board, though the process has around 5 or 6 stages to go through before any input is taken forward. Whatever process is taken forward, it is accepted that it needs to work for people on the ground.	
4.	<p><b><u>Local Plan Update</u></b></p> <p>The Local Plan has been modified following The Examination in Public earlier on in the year. The modifications are currently out for consultation until 7<sup>th</sup> Sept 2018. The team are confident the plan is sound and should be adopted by Nov 2018. Bmth are considering options for their Local Plan currently.</p>	
5.	<p><b><u>CIL Update</u></b></p> <p>The charging schedule was submitted to the Planning Inspectorate in July for Examination. It is hoped the new schedule will be adopted in Dec 2018, though this is dependant on any issues raised by the Inspectorate. It should be noted that the current CIL rates are still in place.</p>	
6.	<p><b><u>New NPPF Document</u></b></p> <p>The new version of the above came out recently. NP has reviewed this in some detail though feels there are a few nuances around the interpretation. The new NPPF applies immediately for decision making on planning applications.</p> <p>Various points were deliberated including the 100 metre rule and a point in paragraph 76 which states if a planning application is granted the developer must commence building within a year. The guidance on viability has also been updated.</p> <p><b><u>Housing Delivery Tax</u></b></p> <p>The internal team has started to look at this though much is still unknown until the figures are published from Central Government (likely to be around Sept or Oct 2018).</p>	
7.	<p><b><u>Any Other Business</u></b></p> <p><b><u>New Planning Portal Financial Transaction Service</u></b></p> <p>The Planning Portal are introducing administrative changes in to speed up the application process, as some applications are still being paid for separately, causing potential delay.</p> <p>For a fee of £16.67 plus VAT the Planning Portal will process payments and submit details of the planning application to the authority, thus saving time. Any applications for which there is no fee charge will be passed on to the authority in the normal fashion. There are also proposals to stop site users from printing PDF documents.</p> <p><b><u>Affordable Housing Guidance - raised by Carol Evans</u></b></p> <p>This came to the A&amp;D AGM this year - where the scheme demonstrates a viability appraisal there has to be negotiation. It was suggested that it would make sense to conduct a viability appraisal at the end of a job. This is not possible as the viability has to be assessed at the time of the decision. CE confirmed that the viability guidance states that profit can be between 15-20% though there it is not possible for the authority to provide assurance of profit to any developer. It was also recognised by those present that there is higher risk with higher end luxury properties as there is a smaller pool of buyers. CE in addition has been told that she cannot do a viability appraisal at pre-app stage</p>	

	either. <b><u>Next Meeting in November</u></b> <b><u>Action:</u> RTG to invite equivalent officers from Christchurch and Bournemouth to the next meeting.</b>	RTG
<b><u>Date of Next Meeting:</u> Thursday 29<sup>th</sup> Nov 2018 - 2.00pm-4.30pm Committee Suite First Floor Civic Centre</b>		