



**Planning and Regeneration incl. Building Consultancy
AGENTS & DEVELOPERS / ARBORICULTURAL WORKING
GROUP AGM**

**Wednesday 18th April 2018 6.00pm-8.00pm
Committee Suite - BoP Civic Centre**

Attendees:

Borough of Poole:

Cllr Ian Potter (IP) - Portfolio Holder for Planning & Regeneration inc Building Consultancy
Sue Ludwig (SPL) – Business Manager
Richard Genge (RTG) - Development Services Manager
Nick Perrins (NP) – Policy Manager
Gabiella Cobelli (GC) – Business Support / PA to Julian McLaughlin
Andy Osborne (AO) - Senior Arboricultural Officer

Agents and Developers

Carol Traves (CT) – Evans and Traves
Peter Traves (PT) - Evans and Traves
Jeremy Priestley (JP) - Berkeleys
Mike Pearce (MP) - Flaghead Developments
Malcolm Randall (MR) - Trinity Architecture
John Christopher (JC) - Trinity Architecture

Arboricultural Tree Surgeons and Consultants

Andrew Scott (AS) - Scott Tree Services Ltd
Steve Cox (SC) - Tree Call Consulting
Jeremy Barrell (JB) - Barrell Tree Care
Wayne Doe (WD) - Wayne Doe Tree Surgeons

ITEM	DESCRIPTION	ACTION BY / OWNER
1.	<p><u>Arrival and Introductions</u> IP opened the meeting by requesting introductions around the table.</p>	
2.	<p><u>Working Groups Refresh</u> Those at the meeting agreed that the working groups are a valuable means of engaging for both the Council and agents/developers/arboricultural consultants to obtain better understanding of current issues and policies and to raise concerns. It is the aim that the regular groups continue to help shape the way forward as we go into LGR. Historically if a member has been part of the regular groups for two years, they are asked whether or not they wish to remain a member as part of the refresh. This potentially may give opportunity for new members to join. Responses were collated from current members present at the meeting wishing to remain a member, and from those wishing to join as a new member along with written confirmation they were happy to share email contact details as follows:- <u>Agents / Developers</u> Carol Traves - Evans and Traves Jeremy Priestley - Berkeleys Mike Pearce - Flaghead Developments (new member 2018-2019) <u>Arboricultural Tree Surgeons and Consultants</u> Andrew Scott - Scott Tree Services Ltd Steve Cox - Tree Call Consulting Action: SPL to contact attendees of both groups who were regulars last year to see if they still wish to remain on the group. (Post meeting note: GC has been in touch with last year's members of both groups and responses are being collated.</p>	<p>SPL/ A&D and Arb consultants</p>

3.	<p><u>Local Plan Update</u> NP provided an update on the current LP position. The Examination in Public has gone well, with a positive report received back from the Inspectorate. There is still some feedback to provide in terms of land supply and housing requirements. The BoP is seeking to go out to consultation again in July 2018 and the target date for adoption is 25th Sept 2018. Central Government announced detail on proposals to limit usage of viability assessments and it was asked whether these new rules would be incorporated into the Local Plan. There was a lengthy discussion which followed, and concerns raised around the ability to deliver development. NP confirmed that Viability Assessments would still need to be done though we would aim to make the plan flexible to allow sites to come forward. Action: NP is aware that we would need to look at this aspect but will see what recommendations the Inspectorate comes back with. This led the ways to discussions around item 5 (see detail below).</p>	Note / NP
4.	<p><u>Community Infrastructure Levy - Update</u> The BoP consulted last year on the draft CIL charging schedule. Central Government were looking at the national CIL rate but are now not planning to make any major changes. The BoP is aiming to submit a draft in May 2018 for Examination in Public in the summer, with a view to final adoption later this year. The RPI showing on the BoP website is out of date and it was requested from the floor that we publicise the current rate. Unfortunately we are restricted somewhat by way of copyright though it was eventually agreed that periodically the BoP would update the rate manually and make it very clear when the rate is applicable to. Action: NP to review and action.</p>	NP
5.	<p><u>Validation Checklist (Affordable Housing and Viability)</u> RTG circulated an Economic Viability appraisal brief for Affordable Housing which comes into effect 1st May 2018. It is information needed to support the planning application, but has been put together partially because of the changes to use of viability assessments as mentioned above. A discussion took place around the content, with various points raised and some concern around sensitivity, although the applicant is able to submit a general summary about the viability assessment for the public domain, without having to divulge anything that may be commercially sensitive. Also if an application taking considerable time to be determined, the BoP will take into account any potential increase in costs e.g. building materials. In conclusion, the purpose behind this is to simplify the process.</p>	
6.	<p><u>LGR Update</u> IP provided an update on LGR following the Secretary of State's announcement in Feb 2018. There are currently a number of Task and Finish Group meetings happening with a view to the Senior Management Team (Directors) being in place by 2019. It is unlikely individual units will have been restructured by next year (more likely to happen in 2019-2020). LGR is a new authority and so hence, not a merger. Various questions were put forth including those around The Bmth Development Company (BDC). BDC have been commissioned to development specific sites in Bmth only - Poole has had no involvement with this work. The aim is to ensure that the service operates seamlessly from day one. There will be the three different Local Plans as per currently; until such time that there will be one plan. Where everyone will be located, however, still remains to be seen. Other matters also need consideration such as policies and procedures all of which will take some time to bring together.</p>	
7.	<p><u>Summary and Feedback from Working Groups for 2017-2018</u> <u>Steve Cox for the Arboricultural Working Group Meeting</u> SC relayed the current TOR for the Group and summarised points raised throughout the year as follows:</p> <ul style="list-style-type: none"> • The BoP Arboricultural Team now consists of Andy Osborne, James Roberts with assistance from Kevin Hedges. 	

	<ul style="list-style-type: none"> • There was 1000 Tree Work Applications in 2017 and 10 related appeals. Tree Work Application Guidance is yet to be updated and will be an item on the next regular meeting agenda. • Tree Works and Commencement of Demolition discussion - works can start once the pre-commencement conditions have been discharged, usually prior to a pre-commencement meeting with the site manager and Arboricultural expert. • Biochar also formed part of discussions as a general improver to tree health. • Hedges and issues with planning permission - sometimes planning applications require part of a hedge to be removed resulting in a condition removal process having to be effected. RTG reminded the planners to be aware that, when seeking to retain hedges for whatever valid planning reasons, they need to consider whether the hedge is likely to regrow, and to be aware that occasionally developers will add parking in these areas without considering the proper landscape impacts. • Tree wardens have been discussed and whether there is a possibility to involve the public by way of a tree community network. Bmth BC has an active tree warden and AO agreed to speak with them to learn more and find out about any available Tree Warden training. <p>SC in conclusion felt it would be interesting to see how the group continue discussions into the LGR period.</p> <p><u>Richard Carr for the Agents and Developer's Working Group Meeting</u></p> <p>RC was due to write a short summary, however, the team have apologised that due to relentless work pressures, and circulation of the minutes for Jan 2018 has been delayed. It was therefore agreed not feasible for RC to base a summary on notes from one meeting only.</p>	
8.	<p><u>Questions and Answers</u></p> <p><u>AOB</u></p> <p><u>iMap System Introduction (discussed at the regular A&D meeting in Jan 2018)</u></p> <p>SPL also announced that due to LGR now going ahead and timescales, ICT have now had to reprioritise their work. They are reviewing all the software in use by the three authorities and then they need to decide how to align them, one of which is the iMap system. Until this investigation is complete ICT will not be continuing with any new mapping projects.</p> <p><u>SPL thanked A&Ds who both agreed to test the system and in addition, put forward some very useful suggestions for improvement.</u></p> <p>NP mentioned on the back of the iMap system discussions that there are plans to have better Flood Risk Zone mapping system in future integrated into the Local Plan, and based on the system that Christchurch currently has.</p> <p><u>Trees and Design Action Group</u></p> <p>Barrell Tree Consultancy is a member of the above group which looks at both Arboricultural and planning practices in order to gain a better overall understanding of both, resulting in improved working partnerships. JB wondered whether the BoP could explore becoming involved with the group further. There is a rep that may be able to attend the working groups to provide more of an overview.</p> <p><u>Action: JB to contact either AO or RTG to take this further.</u></p>	<p>Note for A&D testers</p> <p>JB</p>
<p><u>Date of Next Meeting for the Regular Arboricultural Working Group</u></p> <p>Wed 20/06/2018: 4.00pm-5.30pm - Planning Meeting Room</p> <p><u>Date of Next Meeting for the Regular Agents and Developers Working Group</u></p> <p>Tue 24/07/2018: 2.00pm-4.30pm Room 134</p>		