



Planning and Regeneration incl. Building Consultancy
AGENTS & DEVELOPERS WORKING GROUP
 Wednesday, 28th September 2016
 2.00pm-4.30pm Room 134 (Civic Centre BoP)

Attendees:		
Borough of Poole: Stephen Thorne (ST) – Head of Planning & Regeneration incl. Building Consultancy - Chair Richard Genge (RTG) – Planning and Regeneration Manager Sue Ludwig (SPL) – Business Manager Nick Perrins (NP) – Planning Policy and Implementation Manager		
Agents and Developers: Paul Bloomfield (PB) – Holton Homes Graham Thorne (GT) - Thornes Chartered Surveyors & Estate Agents Richard Carr (RC) - Fortitude Property Ltd John Souter (JS) - Lionel Gregory Keith Harrison (KH) – Harrison Property Group Helen Rosier (HR) – Tanner & Tilley Planning Consultants Martin Hanham (MH) Carol Evans (CE) – Evans & Traves Luke Mills (LM) – JPS Landscape Design Chris Miell (CM) – Pure Town Planning Giles Moir (GM) - Chapman Lily Planning Ltd		
Guests: Andrew England (AE) – Head of Planning & Regulation (Planning & Regulatory Services, Development Services) – Bournemouth Borough Council		
Apologies: Phil Easton (PE) - Western Design Architects Andy Holmes (AMH) – Building Consultancy Manager Gabriella Cobelli (GC) – Business Support and PA to Stephen Thorne		
ITEM	DESCRIPTION	ACTION BY / OWNER
	<u>Around the table introductions</u> ST opened the meeting and requested around the table introductions. ST introduced Andrew England to the group and explained that Andrew was attending to see how the Group worked as he had not been able to do this in Bournemouth and had heard about the success of the Poole arrangement.	
1.	<u>Minutes of the Last Meeting held 8th June 2016</u> The minutes were agreed with no matters arising.	
2.	<u>Local Plan Update</u> Nick Perrins gave an update on the Local Plan review and the timetable going forward. Following the recent further issues and options consultation, we are now considering all the responses received and will start drafting the plan in accordance with the following timetable: <ul style="list-style-type: none"> • pre-submission publication of draft plan: Summer 2017 • submission to Secretary of State: August 2017 • examination in public: Autumn/Winter 2017 • adoption: Spring 2018. 	

Further information can be found on the Borough of Poole website using the following link:

<http://www.poole.gov.uk/planning-and-buildings/planning/ldp/local-plan-review/>

Questions arising:

- RC asked about a merger of Core Strategys if Bournemouth & Poole join in 2020? NP advised that a joint plan would come forward eventually but this could be months / years after any merger. Developers will want to know where they stand with regard to policies and CIL rates. ST advised that, across the various Councils, the Local Plans are all at different stages. It will take time to bring timetables in line and previous experience of such matters has shown that it could be months or even years before a joint plan is produced. AE concurred with Stephen's view and advised the Bournemouth is around 6 months behind Poole's schedule and it was his view that locally set CIL rates will remain in place until the joint plan is in place.
- RC requested an update on the timetable for the review of CIL. NP advised that the CIL Review will continue to run concurrently with the Local Plan Review with the timescale for the remainder of the CIL Review being:
 - Public Consultation of Draft Charging Schedule - Spring 2017
 - Submission of Charging Schedule for Examination - Summer 2017
 - Examination in Public - Autumn/Winter 2017
 - Adoption of new Charging Schedule - Spring 2018

Consultation responses and other documents can be found using the following link:

<http://www.poole.gov.uk/planning-and-buildings/planning/ldp/cil/>

ST advised the Group of current status of the Poole Quays Forum Neighbourhood Plan and the timetable going forward. The examination of the Poole Quays Forum neighbourhood plan has now been concluded and the examiner's report was issued on 23 September 2016.

The examiner considered the plan in terms of whether it met the basic conditions, also having considered responses received from public consultation which ended on 14 June 2016.

The examiner's report found that subject to modifications, the plan can proceed to local referendum. However, the report is not binding on the council and following modifications, the plan will be considered again in light of the legal requirement for basic conditions to be met. The council's Decision Statement will outline modifications and the reasons for them. The Decision Statement requires final approval to move forward to referendum stage, which is likely to be early in 2017.

Please follow the link for further information and the Inspectors Report:

<http://www.poole.gov.uk/planning-and-buildings/planning/ldp/neighbourhood-planning/poole-quays-forum->

	<p>neighbourhood-plan/</p> <p>RC queried how the PQF Plan deals with height? ST commented that there is no specific height restriction mentioned in the plan. RC also asked about compliance with the revised Local Plan. NP advised that the law is changing to make up-dating much easier.</p>	
ITEM	DESCRIPTION	ACTION BY/ OWNER
3.	<p><u>Budget Constraints / Service Delivery</u></p> <p>AE appraised the Group of savings made and changes to service happening in Bournemouth, including:</p> <ul style="list-style-type: none"> • £350K savings over 3 years across Planning & environmental Health. • Partnership working with Poole’s Environmental & Consumer Protection Team. • Planning looking at a package of “expedited” services, which will be charged for i.e. quicker turnaround for discharge of conditions etc. • No current plans to reduce staff, rather concentrating on income generation. <p>ST advised the Poole position, as follows:</p> <ul style="list-style-type: none"> • 35% budget / staff reduction since restructuring in 2010 • Looking at discretionary services as a way of raising income. • Budgetary position is very challenging <p>ST clarified the Devolution options currently out for Public Consultation and how this affects the Dorset Authorities. He also explained how a Combined Authority fits into the picture. More information including links to the consultation can be found at</p> <p>https://news.dorsetforyou.gov.uk/reshapingyourcouncils/</p>	
4.	<p><u>Good Practice</u></p> <p>RTG ran through some of the process improvements that Poole has initiated to improve service and speed up the decision making process, including:</p> <ul style="list-style-type: none"> • Revising the Scheme of Delegation to enable quicker sign off at application recommendation stage; • Introduction of use of S111 Undertakings as a way of speeding up the decision making process; • Changes to case officer report style, making them briefer and more succinct; • Adopting a more risk-taker, as opposed to risk-averse, approach to Development Management; • Undertaking a review of our CIL literature and correspondence to make it simple, clear and transparent; • Adopting a consistent position with regard to compliance with CIL legislation, particularly in respect of process and the imposition of surcharges. <p>AE advised that the following was happening in Bournemouth:</p>	

	<ul style="list-style-type: none"> • Changed some things about Bournemouth’s Planning Committee process, following a visit by Councillors to Poole; • No longer produce a case-officers report for Householder applications; • Created a Tourism SPD that utilises an industry experienced panel to screen proposals for the conversion of redundant / un-viable Hotels / Guest Houses. <p>http://www.bournemouth.gov.uk/planningbuilding/PlanningPolicy/Planning-Guidance/touristaccommodationsupplementaryplanningdocument.aspx</p> <p>In response to RC enquiry about timescales to get in front of the panel with proposals, AE advised that this can happen very quickly.</p> <p>CE suggested that asking Agents/Developers to propose conditions that they thought might be appropriate for their development would help to speed up the process.</p>	
5.	<p><u>Pre-App Process Review</u></p> <p>RTG advised that the review is on-going. He has received a number of differing rates for pre-app charges from his peers and will be reviewing these alongside a new pre-app offer in the near future. The comments and suggestions already received from this Group and others will feed into the decision making process.</p> <p>SPL advised that the Building Consultancy Team are happy to take part in any planning pre-application discussion, to provide advice on building regulation matters and will not make a charge for their time.</p> <p>RC cited two recent pre-apps where they had taken much longer than normal to conclude even with extensions of time. He feels that some officers are very risk averse, take forever to make a decision and require far too much information at this early stage.</p>	
6.	<p><u>Alternative Providers</u></p> <p>ST apprised the Group of government proposals to open up the planning system to competition by licensing “alternative providers” who could be another Local Authority or a commercial enterprise. The aim is to speed up the planning system, introduce competition, reduce costs and raise standards. Applicants will have the option to submit their proposal to an “alternative provider” to the LPA if desired. The alternative provider will process the application through validation, registration and recommendation. However, the final sign off will fall to the Local Planning Authority. Initial consultation has indicated that selected “pilot authorities” will test the process from April next year. At this stage Poole has not volunteered to be a pilot.</p>	
7.	<p><u>Regeneration in Poole</u></p> <p>ST gave an up-date on the major regeneration sites as follows:</p> <p>Gallaghers – Issues previously preventing a pre-app from moving</p>	

	<p>forward have been resolved as the land owner has resolved the contractual issues. Environmental and ecological surveys are being carried out at the moment. ST envisages that next year there will be more activity on this site in terms of Pre-apps and a planning application.</p> <p>Quay Thistle There has been some recent interest but nothing worthy of reporting.</p> <p>Other There are no recent updates on any of the other sites.</p>	
7.	<p><u>AOB</u></p> <p>SPL gave the group an update on the Council's provision of Interactive Maps on the website. The Council is hoping to enhance and improve the website by utilising the I-Map Tool. This will enable special searches of planning history, tree preservation orders and other constraints relating to properties within the Borough.</p> <p>There is a TPO search facility currently available on the website which does provide basic TPO details and this can be located at http://www.poole.gov.uk/planning-and-buildings/trees-and-woodland/tree-preservation-order-search/</p> <p>The Group felt that the ability to zoom in on a specific property for Flood Zones detail would be helpful. The facility of the Environment Agency website gets very fuzzy and difficult to interpret the closer you zoom in to a specific property.</p>	<p>SPL to feedback comments to GIS Development Team</p>
<p><u>Dates of Meetings for 2016-2017</u></p> <ul style="list-style-type: none"> • Thurs 8th Dec 2016 2.00pm to 4.30pm - Room 134 • A&D & Arboricultural Grp AGM:- Wed 8th Mar 2017 6.00pm-9.00pm - Committee Suite 		