



Planning and Regeneration inc Building Consultancy
AGENTS & DEVELOPERS WORKING GROUP
 Wednesday, 8th June 2016
 2.00pm-4.30pm Committee Suite (Civic Centre BoP)

Attendees:

Borough of Poole:

Richard Genge (RTG) – Planning and Regeneration Manager - *chair*
 Sue Ludwig (SPL) – Business Manager
 Gabriella Cobelli (GC) – Business Support and PA to Stephen Thorne
 Nick Perrins (NP) – Planning Policy and Implementation Manager

Agents and Developers:

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
 Paul Bloomfield (PB) – Holton Homes
 Giles Moir (GM) - Chapman Lily Planning Ltd

Apologies:

External

Phil Easton - Western Design Architects
 John Montgomery/ Helen Harris – Tanner and Tilley Planning Consultants
 Peter Traves – Evans and Traves
 Martin Hanham – Martin Hanham
 Paul Sponge – Savills
 May Palmer - Harry J Palmer
 Brett Spiller / Matthew Holmes - Chapman Lilley Planning Limited
 Janine Pattison – Janine Pattison Studios
 Matt Annan – Pure Town Planning

Borough of Poole

Stephen Thorne – Head of Planning & Regeneration ink Building Consultancy
 Andy Holmes – Building Regulations Manager

| ITEM | DESCRIPTION | ACTION BY / OWNER |
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| 1. | <p><u>Around the table introductions</u> RTG opened the meeting and requested around the table introductions.</p> | |
| 2. | <p><u>Minutes of the Last Meeting held 17th Dec 2015</u> <u>DCLG 9 % Fee Increase Announcement Due 1st April 2016</u> This did not happen and things have quietened down. The remainder of the minutes were agreed with no matters arising.</p> | |
| 3. | <p><u>Terms of Reference and Email Address Sharing</u> <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> The above TOR were agreed with no changes required. There was a membership refresh at the 2016 AGM. Action: A&Ds to inform GC with details of other developers or agents who wish to join the Group. The A&Ds who were present were happy to share email addresses. Action: GC to contact all A&D’s not present to check if they still wish to be part of the group and if so, whether they are happy to share mail addresses.</p> | <p>A&Ds Note for Agents and Developers present GC</p> |

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| 3. | <p><u>Policy Update – Consultation on Preferred Options to include CIL and Local Plan Update.</u></p> <p><u>Local Plan Update</u></p> <p>NP gave an overview on the Local Plan and CIL via a Power Point presentation. The Core Strategy review began in 2013. Since then there has been substantial change in housing need, from 500 to 723 dwellings per year. The options therefore in the Local Plan being put forward are:-</p> <ol style="list-style-type: none"> 1) Continue current strategy of 500 dwellings 2) Growth to meet needs (2a) Urban intensification and (2b) outward expansion 3) Balanced approach to meet 2a and 2b above. <p>A consultation on Option 2 will run from 13/06/16-08/08/16, with options to maximise the shortfall to include a tall building zone and boosting supply within the North Poole. Throughout the consultation period there will be events happening in order to capture a cross section of views. The aim is to publish the Draft Plan in Spring 2017 and adopt the Plan in 2018.</p> <p><u>CIL Update</u></p> <p>CIL is being reviewed alongside the Local Plan to include new affordable housing timescales. In Spring 2017 we hope to publish the new charging schedule to go out to consultation. RC raised a query relating to the current Zone A charge, in that it should be split into two tiers, as property value in Sandbanks differs depending on location and other factors such as sea views, and CIL should reflect this.</p> <p>NP advised that the 3 zones were adopted initially for simplicity reasons, though he accepts this may not fit with today. Central Government are also reviewing the CIL policy, as when it was introduced the property market had flat lined. There was feedback amongst the group regarding the tall building zone in that this will be a positive move for Poole. The shopping zone will also be reviewed to try and retain the commercial development aspect.</p> <p>tion: NP to email A&Ds on the list with the online form.</p> | NP |
| 4. | <p><u>Housing and Planning Act</u></p> <p>This was touched upon at the AGM. RTG advised to read the AGM minutes which explains the Bill. Link below: http://www.poole.gov.uk/planning-and-buildings/news-and-consultations/planning-working-group-meetings/agents-and-developer-meetings/</p> <p>There are further issues with the Act that have come about since. There is a planning obligations dispute system i.e. you can approach an appointed person at PINS. A new starter homes initiative has come about though there is not much detail out there on any technical consultation from agents or local authorities. It applies to anyone aged 25-40 and the occupant has had to have lived there for 5 years to benefit from the first time buyer starter home initiative. They are being offered at 20% below the market value. There were concerns that the selection criteria process on who should qualify may hinder or slow down development. These homes are a form of affordable housing but and will be CIL exempt subject to legislation. There has also been a recent challenge on the affordable housing though the National Guidance currently at 10 plus dwellings. The BoP has a register of self builds (different to the CIL register). Self builds are residents who wish to build a self build plot.</p> | |

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| | <p><u>Planning Permission in principal.</u> This allows permission in two areas:</p> <ol style="list-style-type: none"> 1) Via the local planning process or ... 2) The applicant can apply for permission in principal but the timescale is reduced. All the Local Authority needs to consider is technical consent. 3) The other change is that some Local Authorities are involved in a pilot scheme to act as an alternative provider, and in doing so will be able to set their own fees. | |
| 5. | <p><u>Planning for the Future - Full Cost Recovery</u> Going forward to the 20/20 proposals it is likely our rate support grant will be cut though fee regulations are not likely to change. RTG asked the group for suggestions on whether there is anything we could do in terms of charging or reducing a service which does not add value.</p> <p>It was agreed by A&Ds present that they would be happy to use pre app advice and pay a reasonable price; so long as there was a guaranteed quicker turnaround and it saved problems with the application later on, as this is a small price to pay compare to architectural fees for example.</p> <p>This needs balancing carefully with resource availability; however, it could well be an area that needs exploring further, in terms of whether to restrict pre-app advice to major applications only.</p> | <p>Note for internal attendees</p> |
| 6. | <p><u>Questions</u> <u>Update on CIL position and CIL Rates – Richard Carr and Carol Traves.</u> Covered in item 3.</p> <p><u>Consistency of Arboriculture Advice given by LPA</u> RC raised concerns about arboricultural advice given by the BoP with respect to one particular site, and sought the opinion of two other consultants who both agree that the tree in question could be removed which differed from advice given by the BoP. RC's query was, in the context of housing shortage, an opinion by seemingly one person can in effect hinder the development of a whole dwelling and thus does not seem to make sense in terms of the bigger picture. RTG confirmed that the final decision is not necessarily decided by one person, and that the decision involves a number of officers though there is the right to appeal if the developer feels the final decision is wrong.</p> <p><u>PCS Question</u> RC raised this in relation to a care home site in that the planning officer requested marketing information and the ruling on PCS7 stipulates that this information is not needed. RTG advised that this is purely guidance.</p> <p><u>Brexit</u> The affect is as yet unknown and the BoP is unable to offer at the moment any insight into matters beyond 23rd June 2016.</p> <p><u>Affordable Housing PPG /Threshold</u> A revised policy note will be forthcoming following a new High Court decision.</p> | |
| 7. | <p><u>AOB</u> None to report.</p> | |
| <p><u>Dates of Meetings for 2016-2017</u></p> <ul style="list-style-type: none"> • Wed 28th Sept 2016 2.00pm to 4.30pm - Room 134 • 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 | | |