



Planning and Regeneration including Building Consultancy
AGENTS & DEVELOPERS AND ARBORICULTURAL WORKING GROUP AGM
Wed 4th March 2015 6.00pm-8.00pm
Cattistock Room

Borough of Poole

Chair:- Cllr Mike White -

Deputy Leader of the Council, Portfolio Holder for Regeneration and Inward Investment, Schools Forum, Capital Programme Board, Member Engagement Forum, Cabinet, Full Council, Hamworthy East and West and Poole Town Centre Area Committee and Revitalising the Town Centre Board

Internal Attendees:-

- Stephen Thorne - Head of Planning & Regeneration & Building Consultancy
- Steve Dring - Senior Planning Officer
- Richard Genge - Planning and Regeneration Manager
- Andy Holmes - Building Regulations Team Manager
- Sue Ludwig - Business Manager
- Gabriella Cobelli - PA to Stephen Thorne
- Russ Fisher - Senior Arboricultural Officer (Planning and Regeneration)
- Andy Osborne - Senior Arboricultural Officer (Environmental and Consumer Protection)
- Adam Cooper - Assistant Arboricultural Officer
- Caroline Palmer - Planning Officer
- Darryl Howells - Senior Planning Officer

External

Agents and Developers:-

- David James and Laurie Marlow – David James Architects
- Glyn Burton and Richard Carr - Fortitudo
- Richard Coleman – Richard Coleman and Partners Ltd
- Phil Easton – Western Design
- Hamish Macbeth – Cawdor Construction
- Peter Tanner – Tanner and Tilley
- Sarah Jane Lea – S J Lea Building Design
- Peter Cornish - Benchmark Ltd
- Keith Harrison – Harrison Property Group

Arboricultural Consultants:-

- Steve Cox – Treecall Consulting

Item		Action By
1.	<u>Arrival and Refreshments</u>	
2.	<u>Introductions - Cllr Mike White</u> There was an introductory session, where Cllr White and internal attendees introduced themselves to external attendees who were present that evening.	
3.	<u>Core Strategy Update</u> Steve Dring gave a presentation on the current Core Strategy, explaining in detail what the current issues were Borough Wide and what the options are on strategic growth. This extended to Steve giving an overview on the current Affordable Housing Issues that the BoP is facing currently. Various points were raised by the group and everyone was encouraged to submit comment before the close of consultation on 31 st March 2015.	

	<p>Stephen Thorne also encouraged the group to comment on the current Poole Town Centre Planning and Urban Design Supplementary Planning Document also out to consultation until 31st March 2015.</p> <p><u>Link to consultation webpage is as below:-</u> http://www.poole.gov.uk/planning-and-buildings/news-and-consultations/current-consultations/.</p> <p>Action: GC to upload the presentation onto the website and submit a link to the page with the minutes.</p>	GC
4.	<p><u>Community Infrastructure Levy (CIL) - Update - Steve Dring</u></p> <p>A presentation by Steve Dring on the CIL charging schedule changes followed in light of the CIL Review - Preliminary Draft Charging Schedule out for consultation currently, and ending on 31st March 2015.</p> <p>See above link in item 2 for details.</p> <p>Steve Dring went through the CIL charge assumption figures that Peter Brett Associates have proposed based on land values. A lively debate and discussion then took place, with different suggestions by group members on how CIL could be delivered, in particular in areas such as Sandbanks and Lilliput. Concerns were also raised as there was feeling amongst some present that the figures were not viable and will, in turn, affect the industry as a whole, though everyone was reminded that we were still at consultation stage.</p> <p>Action: The group were encouraged to submit evidence if they feel the proposed residential land value assumption figures were not taking into account the big picture, not viable or incorrect.</p>	All
5.	<p><u>Sustainable Drainage Consent Update (SUDS)– Richard Genge</u></p> <p>RTG gave a quick update, following the update at the last AGM in 2014. As from 06/04/2015 all planning applications submitted will need to consider SUDS. We are, however, still waiting for the technical detail and guidance, though Darryl Howells attended a Planning Inspectorate Conference yesterday and told that implementation was on its way. The BoP will then have to consult with the Local Flooding Authority though, as yet, there is no legislation and no funding stream. How ongoing maintenance would work with SUDS is also not yet known.</p>	
6.	<p><u>Building Consultancy Update – Andy Holmes</u></p> <p>Andy Holmes gave a quick update as follows:-</p> <p><u>Part L Thermal Standard</u> - Any pre-registered new developments work must start pre 4th Apr 2015 to be exempt from the 2013 Part L Uplift, following which, the changes will be a 6% uplift on 2010 standards across the range of dwellings (9% for non-domestic buildings)– England only.</p> <p><u>Building Regulations - Changes Proposed Drafts for Review 2014</u></p> <p>Consultation for the Housing Standards Review has ended. Comments are under review. This will replace the Code for Sustainable Homes. There will be a National Space Standard for new dwellings, so councils communities/neighbourhoods can influence development size in their area.</p> <p><u>BoP Building Consultancy (BC) Charges and Marketing</u></p> <p>Small works fees have been reduced with no changes on dwellings charges. BC offer discounts for repeat business and will negotiate on minor schemes. We also try and beat quotes if possible and give free preliminary advice pre planning/pre tender. A tailored service of your choice can be offered to suit, with the help of 65 national partners UK wide. Other services include telephone / electronic submissions, a surveyor of your choice and, as there are close links with planning, BC will attend concept or pre-app meetings and visit clients' offices.</p>	
7.	<p><u>Recommended Tree Species Leaflet - Steve Cox</u></p> <p>Steve Cox explained the reasons why and how this document evolved and gave an overview. It has been designed to assist residents wishing</p>	

	<p>to plant new trees. The aim is to finalise detail in the next Arboricultural Working Group. Although some concerns were raised in that the leaflet could be misused, it was confirmed that this leaflet is purely general guidance. Feedback from the group overall was very positive and both Stephen Thorne and Cllr White expressed their thanks.</p> <p>Action: Gabriella Cobelli to add to the agenda of the next regular Arboricultural Working Group meeting – dates to be confirmed in due course.</p>	GC
8.	<p><u>Working Groups Summary</u></p> <p>The main points of the working group were verbally summarised by Steve Cox (document circulated prior to the meeting).</p> <p>Note:- Richard Genge also advised that the unit are looking introduce electronic Tree Work Application decision notices (and eventually planning application decision notices as well). Action: Gabriella Cobelli to upload summary and provide a link for reference with the minutes.</p>	GC
9.	<p><u>Working Groups Membership Refresh</u></p> <p>Stephen Thorne and Sue Ludwig advised the group on what has historically occurred with the working groups i.e. membership is refreshed every two years, and asked whether there was anyone present wanting to join. He went on to advise that, membership of the groups is required if contractors, consultants and developers wish to actively engage. As a result of the working groups, there have been positive changes, and the tree leaflet is no exception.</p> <p>Action: Sue Ludwig to email the Agents and Developers and Arboricultural Contractors and Consultants to check if they either still wish to remain on the group or know if any other professionals who may wish to join.</p>	SPL
10.	<p><u>Verbal Questions and Answers</u></p> <p>There were no additional questions raised, and the chair, Cllr White thanked everyone for attending.</p>	
	<p><u>Date of Next Regular A&D plus Arb Working Group Meetings (plus the AGM): TBC</u></p>	