

<p>3.</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p>	<p><u>Heathland DPD Update and Draft Policy Plans and Consultations - including questions raised by Simon Greenwood</u> SG wanted an update on the Heathland DPD plus current plans/ consultations with any timetables going forward. The Preferred Options Document for the Dorset Heathlands was subject to public consultation between 1st Feb and 28th Mar 2013. See link below to view consultation representations:- http://www.boroughofpoole.com/your-council/haveyoursay/consultation/dorset-heathlands-dpd-consultation/ Feedback is being considered and appropriate changes will be made. The revised version will go out for further consultation at the pre-submission stage scheduled for Summer 2013. It is hoped this will be adopted next year. There was also a general discussion around the SANG definition, and update on the status of the SANG at Upton House. SG felt that there did not seem to be specification on what a SANG should be and suggested footpaths as an alternative, rather than provision of hectares of green space (that ultimately will need managing). ST confirmed that a SANG can be provided outside a given boundary even if development is happening <u>inside</u> that boundary, and that perhaps Natural England feel green space is holistically more attractive than footpaths. Heathlands forms part of the Core Strategy Review over the next 2-3 years with consultations giving everyone the opportunity to have their say.</p> <p><u>SPG Refresh</u> A Transportation /Planning workshop is scheduled for 9th Jul to consider access and movement in the central area to take this forward. The SPG Refresh will also take on the Town Centre North initiative.</p> <p><u>Dorset Wide Gypsy and Traveller DPD Consultation Options</u> Progress to date is around the needs assessment, although alternative sites are being considered.</p> <p><u>Sustaining Poole's Seafront</u> Feedback has been received from Cllr Elaine Atkinson, and the consultation document is now ready. <i>(Post meeting note: The document has been approved and details are available via the link below:-</i> http://www.boroughofpoole.com/your-council/haveyoursay/consultation/sustaining-pooles-seafront/ Feedback must be submitted by 5.00pm on 6th Sept 2013.</p> <p><u>TCN – Conservation Area</u> No dates set as yet to move this forward. Attendees can contact Margo Teasdale, our Conversation Officer:- m.teasdale@poole.gov.uk for any further information.</p>	<p>Note</p>
<p>4.</p>	<p><u>A&D Working Group – Terms of Reference (TOR)</u> ST read out the A&D TOR from May 2012. It was agreed they should be amended slightly as follows:- <i>“To work together, in the best interests of Poole, to achieve high quality, sustainable, viable and deliverable development outcomes in an open and transparent way.”</i> Those present were happy to share their email addresses with the remainder of the Group. Action: GC to contact those not present to check if they are also happy with the above email arrangement.</p>	<p>GC</p>

<p>5.</p> <p>5.1</p>	<p><u>PD Changes - including question raised by Peter Tanner</u> RTG gave an explanation to the forthcoming changes being implemented by Central Government as follows:- 1) Town and Country Planning (General Permitted Development) (amendment) (England) Order 2013. 2) Town and Country Planning (Development Mgt Procedure) (England) (Amendment) Order 2013. 3) Enterprise and Regulatory Reform Act 2013. 4) Growth and Infrastructure Act 2013. PT asked in a pre meeting email if the LPA will be charging for prior notification on PD Rights – the fees will be updated in time but until then there will be no charge. The GPDO introduced procedures for prior approval for change of use to a dwelling house from office. A&D were asked for their opinions on the interpretation of part N (8) (b) which states when determining an application for prior approval the Local Planning Authority shall have regard to the NPPF “as if the application were a Planning Application”. <u>Link to GPDO info sheet (download section right via webpage) plus Enterprise and Regulatory Reform Act 2013 (link on the introductory part of webpage) via the Planning news page below:-</u> http://www.boroughofpoole.com/planning-and-buildings/news-and-consultations/planning-news/ Action: A&D to feedback to RTG if needs be.</p> <p><u>Building Regulation Changes</u> AMH alerted the Group of changes since the AGM (to take effect on 3rd June), which is an extension of the Competent Persons Scheme and changes relating to construction and maintenance of boundary walls. <u>See link to DCLG website below for details:-</u> https://www.gov.uk/building-regulations-divisional-circular-letters</p>	<p>A&D</p>
<p>6.</p>	<p><u>Flood Risk</u> The BoP is working with the EA to clarify the statutory position in terms of the sequential test is as there is some inconsistency with regards to advice on flood risk. ST suggested A&D contact the BoP for flood risk advice whilst this is being bottomed out.</p>	<p>Note for A&Ds</p>
<p>7.</p>	<p><u>Update on how the Construction Industry are able to access Finance.</u> ST asked attendees if they felt the current financial climate had turned a corner, and whether it was any easier now to finance projects. The Group felt the market was still difficult as banks expect a quick return, and loans come with hurdles to be overcome, and also there is still adversity to risk. The feeling by some was that banks’ valuations have changed but the “loan to value” of a project has not. Any demand currently seems to be for family housing. PE advised that Housing Associations have revised their need for 50% 1 bedroom units (formerly the need was for 2 bedrooms), even in rural areas. This appears to be a consequence of recent government benefit changes.</p>	

8.	<u>AOB</u>	
8.1	<p><u>Turning Aspirations into planning Permissions and Housing Needs - question raised by Phil Easton</u></p> <p>PE wished to discuss a specific planning application, as it had been repeatedly refused, and felt poor communication had been conveyed within the application itself. ST took on board his comments raised, and advised that CT has completed a dossier outlining evidence of service provided by the unit generally which led to a wider discussion about service provided by the unit. RTG advised that it would be difficult to comment on any particular case without clear evidence.</p> <p>There was discussion around whether an application recommendation should be an officer's professional opinion and not based on Committee recommendation. RTG explained that if a planning application is refused contrary to officer recommendation this then becomes a material consideration in any subsequent application.</p> <p>SG suggested there may be failure sometimes in the pre-application discussion and negotiation should surely be possible. RTG felt professional opinion and material consideration need accounting for, and wonders if professional disagreement rather than service is sometimes the issue.</p> <p>ST suggested PE/RTG spoke after the meeting about the application in question.</p> <p>Action: ST/ RTG to discuss above issues raised as service provision is a priority.</p>	<p>Note</p> <p>ST/ RTG</p>
8.2	<p><u>Building Consultancy Online Submissions</u></p> <p>CT asked about online submissions. Building Consultancy is accepting these via email though not large applications (due to system limitations). AMH advised a charge may be levied in future for printing, as it is not possible to accept submission via the Planning Portal subject to Council limitations.</p>	
8.3	<p><u>Appeal Questionnaires</u></p> <p>CT asked whether it was necessary to send through questionnaires and appendices. SPL believes that the Planning Inspectorate requires all documentation. Action: SPL agreed to check this and come back to CT.</p>	<p>SPL</p>
8.4	<p><u>Minutes from the AGM dated 6th March – item 8.1 Point E</u></p> <p>CT received the pre-application back following the refund and advised David Mansell provided a useful guide as to what was acceptable.</p>	
8.5	<p><u>Bournemouth University – Student Union Building</u></p> <p>SG thanked the unit for the way the application was dealt with.</p>	
8.6	<p><u>CIL Information Form</u></p> <p>NP asked attendees whether the CIL Information Form should be a validation requirement to which they agreed.</p>	
8.7	<p><u>Printing issues</u></p> <p>PT has had issues with printing The Plans List as they print as A3. This may be due to the way some documents are scanned onto the system. Action: SPL to speak to Legal and Democratic and feedback to PT.</p>	<p>SPL</p>
8.8	<p><u>Other</u></p> <p>GT felt that the meeting today had been very useful.</p>	
	<p><u>Date of Next Meeting:-</u> Wed 25th Sept 2013 – 2.00pm-4.30pm Committee Suite (Civic Centre)</p>	