



**Growth and Infrastructure - Planning and Regeneration**  
 incl. Building Consultancy  
**AGENTS & DEVELOPERS WORKING GROUP**  
 Wednesday, 17<sup>th</sup> January 2018  
 2.00pm-4.30pm Room 134 (Civic Centre BoP)

**Attendees:**

**Borough of Poole:**  
 Richard Genge (RTG) – Planning and Regeneration Manager  
 Sue Ludwig (SPL) – Business Manager  
 Gabriella Cobelli (GC) - Business Support and PA to Julian McLaughlin  
 Nick Perrins (NP) – Planning Policy and Implementation Manager  
 Heather Adams (HA) - Digital Data Officer

**Agents and Developers:**  
 Paul Bloomfield (PB) – Holton Homes  
 Howard Baron (HB) - Sherwood Estates Ltd  
 Peter Traves (PT) – Evans & Traves  
 Martin Hanham (MH) - Martin Hanham  
 Richard Carr (RC) - Fortitudo Property Ltd  
 Giles Moir (GM) - Chapman Lily Planning Ltd  
 Phil Easton (PE) - Western Design Architects  
 Tom Whild (TW) - Ken Parke Planning Consultants  
 May Palmer (MP) - Harry J Palmer

**Apologies:**

Graham Thorne (GT) - Thornes Chartered Surveyors & Estate Agents  
 Helen Rosier (HR) – Tanner & Tilley Planning Consultants  
 Keith Harrison (KH) – Harrison Property Group  
 Richard Guppy (RG) - RPS Group  
 Janine Pattison (JP) Janine Pattison Studios  
 Matt Annen (MA) - Pure Town Planning  
 Jeremy Priestley (JPr) - Berkeleys

ITEM	DESCRIPTION	ACTION BY / OWNER
	<p><b><u>Around the table introductions</u></b>            RTG opened the meeting and requested introductions.</p>	
1.	<p><b><u>Minutes of the Last Meeting held 8<sup>th</sup> Sept 2017</u></b>  <b><u>CIL and Local Plan Update</u></b>            Both on the agenda.  <b><u>AOB Flood Risk Assessment Issue</u></b>            There was an action for RC to email RTG with an issue relating to flood risk assessment details of one specific application.  <b>Action: RC to check and email RTG with the detail if not already done so.</b>  <b><u>S106 Process</u></b>            There has been an issue with customers and S106 delays which is impacting on the service. A meeting has been set up with Helen Garrett of Legal Services to appoint some additional assistance from an external company to assist with the backlog.</p>	RC

<p>2.</p>	<p><b><u>Local Plan Update</u></b></p> <p>The evidence has gone to the inspector. An examination date has now been confirmed as 27<sup>th</sup> Feb 2018 and will last 3 weeks into March 2018. If all things go well, we should get an indication from the inspector April 2018 time with a possible further consultation and adoption Aug-Sept 2018. Adoption is likely to be in September 2018 all things being well. For more details on the examination see link <a href="#">here</a> to the BoP website.</p> <p><b><u>CIL – Charging Schedule Update</u></b></p> <p>The CIL charging schedule changes have been put on hold (following consultation last year), largely because Central Government are reviewing the national CIL rate. It has been talked about that Government will incorporate S106 and Social Housing, and may introduce a Strategic Infrastructure Tax though this remains to be seen. Possible adoption of the new CIL rates is likely to be Dec 2018-Jan 2019 at the earliest.</p> <p><b><u>IMap System Introduction - Heather Adams</u></b></p> <p>Prior to the Local Plan Update, SPL felt it would be useful to invite HA to the meeting as she has been working on the above interactive database. There has been work done on this but it is not live and today will provide an opportunity to feedback on suggestions.</p> <p>HA gave A&amp;Ds a demonstration. Various questions were asked and suggestions were put forth such as adding Tree Preservation Orders, conservation areas, school catchment areas (as lots of them overlap), adding aerial imagery and ensuring any selected options that are likely to be selected at the same time, are clear in terms of colour differentiation by way of shading and hatching.</p> <p>There was also suggestion of changing the colour tabs text to black to make it easier to read.</p> <p><b><u>Action: Heather Adams to provide A&amp;Ds a link to the test site.</u></b></p> <p><b><u>Action: SPL to take the names of the A&amp;Ds who wish to be testers for the site before it goes public.</u></b></p> <p><b><u>Action: A&amp;Ds to provide feedback within the next 2 weeks and by mid Feb 2018 at the latest.</u></b></p>	<p>HA SPL  A&amp;Ds</p>
<p>3.</p>	<p><b><u>Broadstone Neighbourhood Plan Update</u></b></p> <p>This is currently at the examination stage and we are expecting something back from the inspector possibly this week.</p> <p>The team are expecting the result to be favourable, with possible adoption likely to be in Sept 2018.</p> <p><i>(Post meeting Note: The Planning Inspector has reported back and the Council have received the report and so has the Broadstone Forum. The Inspector considered consultation for buffer area (which is part of Creekmoor and rejected the proposal).</i></p>	

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4.	<p><b><u>Pre App Advice</u></b>  This was raised at the last meeting with mixed views from attendees last time. RTG plans to compare services and fees across all the authorities. Planning fees have recently increased overall and Central Government has taken away some existing exceptions. There was a general discussion that took place, and this extended to how the process is likely to work if we join up with Bournemouth Borough Council. RTG concluded that unfortunately the Development Management Team are under resourced, hence, is reluctant to press ahead with trying to improving the service if the team is understaffed. This will be reviewed at some future date.</p>	
5.	<p><b><u>LGR Update</u></b>  We had an announcement from the Secretary of State in Nov 2017 that he was minded to support the strategy to replace Dorset's 9 Councils with two unitary authorities. It is hoped that we would hear something by the end of this month - nothing has been announced to date. Poole and Bmth have started to take on board a shared services model last year as there appeared to be no news from Central Government forthcoming. Any work on shared services has ceased pending a further announcement from Central Government.</p> <p>How the committee systems will operate once a new authority takes place is still to be confirmed. <i>(Post Meeting note: The Secretary of State agreed at the end of Feb to the creation of two new unitary councils for Dorset).</i></p>	
6.	<p><b><u>AGM Focus</u></b>  RTG normally asks one external group member to do a 10 minute summary outlining the topics discussed and what they found useful. Some of the Bournemouth Planning team will be invited to the AGM and it is hoped by internal and external attendees alike that the Group will continue when the new authority is formed, as it is agreed by most that the group is an excellent way of engaging and delivering mutual understanding of the authority's and their customers' issues.</p> <p><b>Action:</b> RC offered to compile a summary of key points raised for the AGM. <i>(Post meeting note: The new date for the AGM is now Wed 18<sup>th</sup> April 2018 6.00pm-8.00pm Committee Suite First Floor Civic Centre - from former date of 28<sup>th</sup> Mar 2018. Also Jan 2018 A&amp;D notes were not approved in time for the meeting hence, agreed not feasible for RC to compile a summary).</i></p>	N/A
7.	<p><b><u>AOB</u></b>  <b><u>Permission in Principal</u></b>  Customers can apply for PIP as this is a much quicker process (takes 6 weeks as opposed to the normal 8 weeks). That said is no technical content out there yet on the process. This may be released in Mar 2018.</p> <p><b><u>AGM Agenda</u></b>  There was a brief discussion on likely items for the AGM this year one of which is an IMap System update from HA plus an LGR update, CIL and the Local Plan. There will still be a number of Local Plans running when we do finally create a new authority, and eventually there probably will be an amalgamated Local Plan though this is some years away.</p>	
	<ul style="list-style-type: none"> <li><b><u>Date of the A&amp;D and Arboricultural Working Group AGM - Wed 18<sup>th</sup> April 2018 6-9pm Committee Suite</u></b></li> </ul>	