



Growth and Infrastructure - Planning and Regeneration incl.
Building Consultancy

AGENTS & DEVELOPERS WORKING GROUP

Friday 8th Sept 2017

2.00pm-3.15pm Committee Suite (Civic Centre)

Attendees:

Borough of Poole:

Richard Genge (RTG) – Planning and Regeneration Manager - **CHAIR**
Nick Perrins (NP) – Planning Policy and Implementation Manager
Gabiella Cobelli (GC) – Business Support PA to Julian McLaughlin

Bournemouth Borough Council

Stephen Dunhill (SD) - Housing Delivery Lead - Bournemouth Borough Council
Mark Axford (MA) - Planning Policy and Research Manager - Bournemouth Borough Council

Agents and Developers

Richard Carr (RC) - Fortitudo
Howard Baron (HB) - Sherwood Estates
May Palmer (MP) - Harry J Palmer
Keith Harrison (KH) - Harrison Property Group
Martin Hanham (MH) - Martin Hanham
Tom Whild (TW) - Ken Parke Planning
Jeremy Priestley(JP) - Berkeleys
Carol Evans (CE) - Evans and Traves
Richard Guppy (RG) - RPS

Apologies:

Apologies

Sue Ludwig (SPL) - Business Manager - Borough of Poole
Andrew England (AE) - Head of Planning and Regulation - Bournemouth Borough Council
Graham Thorne (GT) - Thornes Chartered Surveyors
Phil Easton (PE) - Western Design Studios
Giles Moir (GM) - Chapman Lily Planning Ltd
John Souter (JS)- Lionel Gregory
Janine Pattison (JPa)- Janine Pattison Studios
Matt Annen (MA) - Pure Town Planning
Paul Bloomfield (PB) - Holton Homes

ITEM	DESCRIPTION	ACTION BY / OWNER
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 8th Dec 2016 and items raised at the Last AGM 13th June 2017 - Richard Genge</u> <u>Meeting on 8th Dec 2016</u> <u>I-Map Tool</u> This is still in progress with our ICT Team. Planning is not the lead on this initiative. <u>A&D/ Arboricultural AGM 13th June 2017</u> A query was raised about speeding up the planning process. RTG plans to discuss this in more detail under Section 6. The message for A&Ds is please speak to Richard Genge (RTG) or Sue Ludwig SPL direct if they feel at any time progress is stalling on 01202 633315 or 01202 633308. There were no further comments on the issues raised at the AGM in June.</p>	<p>Note for A&DS</p>

6.	<p><u>Pre- App Advice (and Future Proposal to Improve the Planning Process.</u></p> <p>This item has been raised further to questions raised at the AGM in June, about whether the planning process could be speeded up and whether there is a chance of further recruitment within the Planning Department. RTG advised that the Borough of Milton Keynes recently conducted a Peer Review, and in doing so, is introducing a new Planning Hub. Incorporated within this is an option tool for the applicant to choose a specific officer that they want to deal with their application, though this comes at a charge.</p> <p>RTG seeks views on whether Poole should adopt this process and if so, there needs to be the capacity to do it, and this in theory would initially improve and speed up the procedure and hopefully enable the Department to eventually recruit more staff as opposed to the money going back into the Council pot. There is a dossier on the Milton Keynes website outlining the skill sets of their planning officers to help developers decide whether they wish to select a planning officer that has certain experience, though this would be charged on top of the pre-app fee.</p> <p>There were issues raised on what might happen if the planning officer was unavailable, on sick leave, leaves the authority or whether the charge would be on a time period basis. This needs further thought. RTG is meeting colleagues in the Premier Group and will discuss the pros / cons.</p> <p>It was felt by some that certain applications would not necessarily require a Senior Officer and that one planning officer may be best placed to deal with applications in a certain area if they know the area well. In conclusion there was a mixed reaction, possibly as the initiative is only at thought stages currently, though this would need bringing back to the A&Ds once RTG has given this further thought.</p> <p>Action: GC to add to the agenda for the next meeting.</p>	GC / Note for RTG
7. 7.1	<p><u>Local Government Re-Organisation update (LGR)</u></p> <p>The current situation with LGR is still unresolved, though Bmth and Poole are pressing ahead with sharing services (currently happening within the Business Improvement Theme). This is to be followed by the Place Theme and lastly, the People Theme. At the moment in terms of Committees, the two authorities remain sovereign but how committee meetings will be shaped and ran if LGR comes back on the table, remains to be seen.</p> <p><u>S106 Process</u></p> <p>There is an issue with the S106 process being slow; as officers are leaving but as services start to be shared this should settle down. Legal are considering whether appoint a firm of external solicitors to pick up some of the peaks - this will probably have to go through the procurement process as opposed to coming to this group. There was comment made about a 2 tier process i.e. to offer developers the option of paying for a faster service as this would help both developers and the BoP. Action: RTG, in the meantime will keep the group updated on the S106 progress.</p>	RTG
8. 8.1 8.2	<p><u>AOB</u></p> <p><u>A&D Working Group (Dates for Dec 2017 and Jan 2018)</u></p> <p>The next A&D working Group will be on 1st Dec 2017. The next meeting following this was scheduled to be on 17th Jan 2018. One of these may be postponed and a later one added in Feb 2018, but this will be dependant on whether there are any new announcements, in terms of CIL and the Local Plan. Action: Current dates above to be retained in diaries for the time being and RTG will keep the group informed.</p> <p><u>Planning Portal and BOP Website</u></p> <p>There was mention from the A&Ds that the Planning Portal could in some ways be improved. The BoP does meet periodically with the Planning Portal hence, if A&Ds have any suggestions on how the portal could be improved please email RTG direct at r.genge@poole.gov.uk. Action: A&D.</p> <p>With regards to the BoP website ICT are redesigning it so that it is more</p>	RTG A&D

