



GROWTH AND INFRASTRUCTURE - Planning and Regeneration incl. Building Consultancy AGENTS & DEVELOPERS / ARBORICULTURAL WORKING GROUP AGM
Tuesday 13th June 2017 2.00pm-4.30pm
Committee Suite - BoP Civic Centre

Attendees:

Borough of Poole:

Cllr Ian Potter (IP) - Portfolio Holder for Planning & Regeneration inc Building Consultancy
 Julian McLaughlin (JMCL) - Head of Growth and Infrastructure
 Sue Ludwig (SPL) – Business Manager
 Nick Perrins (NP) – Planning Policy and Implementation Manager
 Gabriella Cobelli (GC) – Business Support PA to Julian McLaughlin
 Andy Osborne (AO) - Senior Arboricultural Officer – Planning and Regeneration

Agents and Developers

Carol Evans (CE) – Evans and Traves
 Adam Neil (AN) - CL Planning
 Tom Whild (TW) - Ken Parke Planning Consultants
 Richard Guppy (RG) - RPS Group
 May Palmer (MP) - Harry J Palmer Ltd
 Paul Bloomfield (PB) – Holton Homes
 Richard Carr (RC) - Fortitudo Ltd
 Martin Hanham (MH) – Martin Hanham
 Matt Annen (MA) - Pure Town Planning
 Howard Baron (HB) - Sherwood Estates Ltd
 Malcolm Randell (MR) - Trinity Architecture
 Neville Smith-Daniels (NSD) - Montpelier Developments
 Graham Thorne (ST) – Thornes Chartered Surveyors

Arboricultural Tree Surgeons and Consultants

Andrew Scott (AS) - Scott Tree Services Ltd
 Martin Saxon (MS) - Apex Tree Surgeons
 Mark Hinsley (MH) - Mark Hinsley Arboricultural Consultants Ltd

ITEM	DESCRIPTION	ACTION BY / OWNER
1.	<u>Arrival</u>	
2.	<u>Around the table introductions</u> IP opened the meeting by requesting introductions around the table.	
3.	<u>Working Groups Refresh</u> SPL explained the purpose behind the working groups i.e. it is an opportunity for developers and consultants to engage with the Borough to gain better understanding on current related issues and to raise concerns. Normally if a member has been part of the regular working groups for two years, they are asked if they wish to remain on the group as part of the membership refresh, to give opportunity for new members to join. Responses were then collated from those at the meeting, who still wished to remain a group member and those who wanted to join as new members, with confirmation they were happy to share email contact details as follows:- <u>Agents / Developers</u> Graham Thorne - Thornes Chartered Surveyors Tom Whild - Ken Parke Planning Consultants (new member) Richard Guppy - RPS Group (new member) Martin Hanham - Martin Hanham Richard Carr - Fortitudo Ltd Matt Annen - Pure Town Planning	

Paul Bloomfield - Holton Homes
Howard Baron - Sherwood Estates Ltd
Carol Evans - Evans and Traves LLP
May Palmer - Harry J Palmer Ltd
(Those not present who have confirmed still wish to remain on the regular group / or join as new members are as follows):-

Keith Harrison - Harrison Property Group
Giles Moir - CL Planning Ltd
Janine Pattison - Janine Pattison Studios
Helen Rosier - Tanner and Tilley
Phil Easton - Western Design Architects
Jeremy Priestley - Berkeleys

Arboricultural Tree Surgeons and Consultants

Martin Saxon - Apex Tree Surgeons
Andrew Scott - Scott Tree Services Ltd
Mark Hinsley - Mark Hinsley Arboricultural Consultants Ltd
(Those not present who have confirmed still wish to remain on the regular group are as follows):-

Steve Cox and Andy Luddington - Tree Call Consulting
W T Doe Tree Surgeon Ltd

Action: GC will contact those on both lists not present today, to ask whether they still wish to either remain on the list / or become a new member of the regular groups, and also whether they are happy to share email address details. *(Post meeting note: complete - final lists are as per above).*

3. Local Plan Update

A presentation was uploaded and NP gave those present an overview of the key points underpinning the draft Local Plan. It is about to be uploaded onto the BoP website. There were various points raised as follows:-

1) How much weight does the Draft Local Plan have prior to adoption?

This depends on the level of objection, this may have limited weight and we will assess the results depending on which bits have the most objections against them.

2) In the Last Core Strategy, there was no mention of protection of marinas.

This will be reintroduced. It was previously taken out in line with National Policy.

3) Have the housing numbers been based on the latest ONS or the SHMA?

Current numbers have been taken from the SHMA based on 2015 projections currently. We are looking to update these figures but it is anticipated that they will not change dramatically.

4) Is the proposed development area in Bearwood outside the flood plain?

Yes, though part of the SANG is in the flood plain.

5) There does not seem to be any mention of trees in the Plan, considering Poole has one of the largest tree populations in the UK for an urban area.

It is acknowledged that trees are a large part of Poole's character and the Local Plan does respect this. Nevertheless we may need a tree SPD at a later stage so that this goes into more detail, but ultimately the policy remains the same.

6) Have Purbeck District Council approached the BoP in terms of absorption of their housing need?

Not as yet and though Poole land is constrained to a certain degree Purbeck may approach us eventually.

7) Is there any change of approach with regards to the Heathland sites at all?

	<p>The Heathland policy is essentially wrapped up in European legislation and so in terms of this principle this will not be challenged. That said things may change when Brexit finally happens though this remains to be seen.</p> <p>8) <u>In terms of flood zones there is concern nationally and internationally, surely we need to look at this from a local perspective.</u></p> <p>At the moment the legislation is stronger on heathland than it is on flooding.</p> <p>Other queries related to the size of the Green Belt area in Merley - this is smaller due to nearby heathland which is protected, as are the flight paths. NP concluded that the Plan is in its early stages and does need further examination. The draft Plan will go out again for consultation which will run from 31st July 2017-22nd Sept 2017 with a view to further examination at the end of the year. Members are also very aware of timing and implications. (<i>Post meeting note: Please see link to the BoP website for more information on the Local Plan here.</i>)</p> <p><u>Action: GC to circulate the presentation with the minutes.</u> (<i>Post meeting note: Complete.</i>)</p>	
<p>4.</p>	<p><u>Community Infrastructure Levy - Update</u></p> <p>A further presentation was uploaded and NP gave those present an overview of the key points within the new CIL charging schedule following looking at the different connotations and reviewing the CIL zone areas. The CIL report will go to Place Overview and Scrutiny Committee on 22nd June and then to Cabinet on 8th July 2017. The zones have altered slightly and there will be no CIL charge on hotels.</p> <p>The timescales were previously mirroring the Local Plan though this has been put back slightly due to the National Elections. Nevertheless there is potential for the CIL report to be fast tracked - this is dependent on consultation feedback (at the end of September).</p> <p>With regards to parking areas (underground or otherwise) the team are looking at the guidance at the moment and will ensure that this is clarified further.</p> <p>Feedback from those present overall was positive with additional relief that PCS5 had been removed. There was additional mention that councils may face a test in future in terms of the 5 year land supply, to gauge how well they are delivering housing.</p>	
	<p><u>Summary and Feedback from Working Groups for 2016-2017</u></p> <p><u>Andy Scott for the Arboricultural Working Group Meeting</u></p> <p><u>Points were raised by AS, as follows:-</u></p> <ul style="list-style-type: none"> • Discussion regarding carbon footprint of large plants and relating that to the introduction of diseases like Ash Die Back, Oak Processionary Moth and Evergreen Oak leaf miner. • There were changes to checking TPOs and Conservation Areas on the Poole web site. This was linked to changes in who hears appeals. • Invasive Techniques - Russ Fisher at the meeting in June 2016 advised that the Tree Team will need evidence that warrants the use of invasive techniques via a formal application. These comments were in direct conflict with previous comments. • What constitutes start of planning? The Local Planning Authority stance on this was discussed in June 2016. Felling of trees is linked to this and hence, alterations in wording in grant of consent. • What are routinely granted works? Russ Fisher in Jan 2017 advised contractors to stick to the guide as far as possible when submitting applications as this would provide reasonable assurance of a quick turnaround. However, should the guidance list be expanded or abandoned as it leads to tree officers learning their trade to use it as too rigid a guide? Should all trees be treated individually? • With Russ Fisher's departure it is hoped that this heralds a new era 	

	<p>in co-operation in Poole. By now developers have realised that keeping large trees adds value to property. Going forward the onus must be placed on the developer to retain and plant more trees and pay for development sites to be supervised so that all the precautionary measures identified in AMS are implemented.</p> <ul style="list-style-type: none"> • The Group cannot seem to obtain 100% agreement on any subject when brought to the meeting. • Thanks, however, to the BoP for innovation in creating this group. We the contractors do share the information gathered. It is hoped that other local Boroughs will learn from this co-operative approach. <p><u>Richard Carr for the Agents and Developer's Working Group Meeting</u></p> <p>RC advised that overall he was pleased with the contents of the Draft Local Plan and draft CIL Report. The working groups he feels are very helpful as it is evident that officers have listened to feedback and hence, looks forward to reading the detail on the Local Plan.</p>	
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	<p><u>Questions and Answers</u> <u>Queries from the group were raised as follows:-</u></p> <p>1) <u>Is there any possible way that the planning process can be speeded up, as this ends up costing clients money.</u> Agents, developers and consultants are advised to please speak to Sue Ludwig or Richard Genge, and they will do their best to move things forward, or at least investigate and provide an explanation behind any delays. Telephone number for the Planning Reception as follows:- 01202 633321.</p> <p>2) <u>Are there any moves at all to recruit for further resource in the Planning Department?</u> The Service Unit Head is already reviewing this matter with Richard Genge, the Planning and Regeneration Manager.</p> <p>3) <u>Is there any update on the Local Government Review?</u> The parliamentary elections have put this matter on hold, and it is unfortunate that as yet, we have no concrete update to provide.</p> <p>4) <u>Can Tree works be done prior to the commencement of demolition works?</u> There are other factors to consider, but this matter does need further background discussion with the Planning and Regeneration Manager, Richard Genge. It was agreed to put this on the agenda as a discussion topic for the next regular Arboricultural Working Group Meeting. Action: GC to add to the next agenda.</p>	<p>Note for Agents and Developers</p> <p>GC</p>
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Meetings for 2017-2018

1. Agents and Developer's Working Group Meetings 2017-2018	
DATE AND TIME	VENUE
Fri 08/09/2017 2.00pm-4.30pm	Committee Suite
Thu 30/11/2017 2.00pm-4.30pm	Committee Suite
Wed 17/01/2018 2.00pm-4.30pm	Room 134
2. Arboricultural Working Group Meetings 2017-2018	
DATE AND TIME	VENUE
Wed 26/07/2017 4.00pm-6.30pm	Room 134
Thu 12/10/2017 4.00pm-6.30pm	Room 134
Tue 09/01/2018 4.00pm-6.30pm	Room 134
3. A&D and Arboricultural AGM	
DATE AND TIME	VENUE
Wed 28 th March 2018 6.00pm-9.00pm	Committee Suite

Please note a new meeting has been added to the Agents and Developer Meeting timetable - Wed 17th Jan 2018 as above.

