



**Planning and Regeneration incl. Building Consultancy**  
**AGENTS & DEVELOPERS WORKING GROUP**  
**Thursday 8<sup>th</sup> December 2016**  
**2.00pm-4.30pm Room 134 (Civic Centre BoP)**

**Attendees:**

- Borough of Poole:**  
 Richard Genge (RTG) – Planning and Regeneration Manager - CHAIR  
 Sue Ludwig (SPL) – Business Manager  
 Nick Perrins (NP) – Planning Policy and Implementation Manager  
 Gabriella Cobelli (GC) – Business Support PA to Stephen Thorne
- Agents and Developers**  
 Richard Carr (RC) - Jacob Carr Homes  
 Helen Rosier (HR) – Tanner and Tilley Planning  
 Paul Bloomfield (PB) – Holton Homes  
 Carol Evans (CE) –Evans and Traves  
 Keith Harrison (KH) – Harrison Property Group  
 Martin Hanham (MH) – Martin Hanham  
 Phil Easton (PE) – Western Design Architects  
 Graham Thorne (ST) – Thornes Chartered Surveyors

**Apologies:**

- Borough of Poole**  
 Andy Holmes (AMH) – Building Consultancy Team Manager  
 Stephen Thorne (ST) – Head of Planning and Regeneration including Building Consultancy
- Agents and Developers**  
 Giles Moir - Chapman Lily Planning Ltd  
 John Souter – Lionel Gregory  
 Paul Spong – Savills  
 May Palmer – Harry J Palmer  
 Janine Pattison – Janine Pattison Studios  
 Matt Annen – Pure Town Planning

ITEM	DESCRIPTION	ACTION BY / OWNER
	<b><u>Around the table introductions</u></b> RTG opened the meeting and requested around the table introductions.	
1.	<b><u>Minutes of the Last Meeting held 28<sup>th</sup> Sept 2016 - Richard Genge</u></b> There were no actions apart from the action against SPL regarding interactive maps, and that the Council was aiming to improve the website so that special searches could be performed relating to planning history. SPL asked for feedback on anything that developers wanted to be able to see on the website to relay to the GIS team. This work is forging ahead and soon it will be possible to bring up a scanned copy of TPOs. PE felt it was worth mentioning about Magic Maps which contains a vast amount of mapping data and is very useful. DCC, it is thought, manage the website. <b>Action: SPL to look into the Magic Maps site further and feedback to the group on this, as well as any progress with the I-Map tool for the website as well.</b>	<b>SPL</b>
1.1	<b><u>Matters Arising / Other</u></b> <b><u>Stephen Thorne and Unit Restructure Update – Richard Genge</u></b> RTG gave an update on the current status regarding ST's departure. He will be retiring in a couple of week's time. He also mentioned the known	

1.2	<p>proposed changes i.e. that Planning and Building Consultancy will merge with Transportation to be called Growth and Infrastructure.  RTG's role at the moment is a stand in role until the new SUH steps in.  <i>(Post meeting note: It was announced on 14<sup>th</sup> Dec 2016 that Julian McLaughlin will be the new Service Unit Head for the Growth and Infrastructure Unit).</i>  <b>Poole Maritime Festival (18<sup>th</sup>-21<sup>st</sup> May 2017) – Daniel Jarvis.</b>  DJ confirmed that the European Maritime Day operational team are looking for sponsors for the EMD Festival next year and there will be people and businesses attending from all over Europe.  This time the festival incorporates a boat show as well as a Conference as previously it has merely been a conference. The team need to raise 150k to cover costs so any sponsorship or benefits in kind would be beneficial and most welcome. <b>If any agent or developer feels they can help with sponsorship etc. please email Daniel Jarvis direct on <a href="mailto:daniel.jarvis@poole.gov.uk">daniel.jarvis@poole.gov.uk</a>.</b></p>	Note for A&D
2.	<p><b>Local Plan Update – Nick Perrins</b>  NP gave those present an update on where the unit was with the Local Plan. The team are currently on track and the Plan is due to be published next year.  The question is still around how and where we accommodate the numbers. All options are being explored, and politicians will discuss the Plan in the New Year prior to it being published. Most proposed sites for new housing will be brought into the Plan in some form, though 1 or 2 may drop out, though a final decision on this has not been reached yet. One of the biggest issues has been with the green belt i.e. do we build on green belt land and if so, where.  A tall building policy is likely to be proposed rather than a tall building zone though this will need careful thought on how it will work with Poole Quays Forum Neighbourhood Plan.</p>	
3.	<p><b>CIL - Nick Perrins</b>  The CIL review will be published in Spring 2017 and will work alongside the Local Plan. There was unease amongst the group about a possible increase in CIL charges, and whether the authority could possibly take a more pragmatic approach. The concern with developers is that development will no longer be viable, and progress regarding housing provision and building will be stalled.  RC stated that Brexit will affect this further still, as material costs which come from Europe will skyrocket in price which will have an affect on bill costs, and added to this is the increase in the minimum wage and with the above in mind, there should be strong argument that rates decrease.  <b>Action: RC to forward any evidence he may have to NP on the above, as this will be taken into consideration.</b>  There was further comment that CIL rates for houses should differ from flat dwellings. Flats with car parks for instance are an issue as the CIL rate appears to be disproportionate, and there was also mention of the new stamp duty, which is also having an impact.  <b>Action: NP agreed that although it is easier if the CIL rates remained the same, the team would certainly look into the above point further before making any decisions.</b>  NP went on to say that the authority will still benefit from the New Homes Bonus, although there is no guarantee that this will continue.  SPL/ RTG felt it may be worthwhile holding a CIL training session as there has been some misunderstanding around CIL payment. NP confirmed that we could look at phased payments in the future though SPL commented that this would need more monitoring and would increase our admin costs. Other feedback was about the CIL letter format, in that it needs changing so that no triggers are missed. Care homes may have CIL liability but NP feels that it will not affect commercial property, restaurants or hotels.  <b>Action: RTG / SPL will keep A&amp;D informed regarding a future date for</b></p>	RC  NP

	<b>the CIL Training Session.</b>	<b>RTG</b>
<b>4.</b>	<b>Neighbourhood Plans – Nick Perrins</b>	
<b>4.1</b>	<b>Poole Quays Forum NHP</b> This has been to successful examination and will now be going to referendum stage. If favourable this will be adopted April 2017. The boundary definitions are on the PQF website. <b>Link to webpage below:</b> <a href="http://www.poolequaysforum.co.uk/the-plan.html">http://www.poolequaysforum.co.uk/the-plan.html</a>	
<b>4.2</b>	RTG advised that within the National Planning Policy Framework, the Neighbourhood Plan will take priority. <b>Broadstone NHP</b> There are still a few issues with the draft at the moment. The Policy Team are working with Broadstone Forum to try and resolve these. There are no other Neighbourhood Plans coming forward, and this may be due to the hard work it has taken to get them off the ground. The above Plans should, once adopted, be absorbed into the Core Strategy whenever the new one comes out.	
<b>5.</b>	<b>AOB</b>	
<b>5.1</b>	<b>AGM Focus</b> RTG understands that the AGM will go ahead as planned and he will be emphasising to Senior Management the importance and value of continuing these meetings. What form these meetings will take if they do carry on remains to be seen, whether they remain as is or are likely to include a Transportation element. It may be beneficial if the group were to make it known what they want out of the group for the team to put forward in the near future when changes start to happen and the restructure is unveiled. <b>Action: A&amp;D to give this some thought and feedback to RTG.</b> <b>Action: RC has kindly agreed to put together a summary of the key points raised from A&amp;D meetings during 2016 i.e. what has gone well and whether there is anything we could be doing better.</b>	<b>A&amp;D</b>  <b>RC</b>
<b><u>Dates of Meetings for 2016-2017</u></b>		
<b>A&amp;D &amp; Arboricultural Grp AGM:- Wed 8th Mar 2017 6.00pm-9.00pm - Committee Suite</b>		