



Agents and Developers Working Group MINUTES
 (Planning & Regeneration Services)
 Wednesday 19th September 2012 at 2.00pm
 Room 134 – Civic Centre

Attendees:		
<u>Borough of Poole:-</u> ST- Stephen Thorne (<i>chair</i>), BKO - Bernadette Osmond, GC - Gabriella Cobelli (<i>minutes</i>), and AMH - Andy Holmes <u>Guests :-</u> NP - Nicholas Perrins	<u>Agents and Developers:-</u> Graham Thorne (Thornes Chartered Surveyors), Carol Evans (Evans and Traves) , Simon Greenwood (Savills), Martin Hanham (Martin Hanham) and John Souter (Lionel Gregory Architects)	
Apologies:		
<u>Borough of Poole:-</u> RTG - Richard Genge, SL - Sue Ludwig, NJ - Nigel Jacobs, AT - Adrian Trevett, AD - Andy Dearing, RF -Russ Fisher, DLE - Doug Evans, WL - Warren Lever and KDP - Keith Pegram	<u>Agents and Developers:-</u> John Yeoman, Laurence Bowen, May Palmer, Adrian Black and Paul Robinson	
		Action By / Owner
Attendees and Who they Represent:-		
Stephen Thorne: Head of Planning and Regeneration Services Gabriella Cobelli: PA to Stephen Thorne Nicholas Perrins: Senior Planning Officer, Policy and Implementation Bernadette Osmond: Senior Business Support Officer Andy Holmes: Team Leader, Building Consultancy Carol Evans: Evans and Traves John Souter: Lionel Gregory Architects Martin Hanham: Martin Hanham Simon Greenwood: Savills Graham Thorne: Thornes Chartered Surveyors		
1.	<u>Minutes of the Last Meeting & Matters Arising</u> The meeting commenced with ST introducing the Group to GC who was new to the meeting. There were no outstanding action points from the last meeting and no matters arising.	
2.	<u>Issuing Plans with Decision Notices</u> Deferred until the next meeting. Action: Borough of Poole to add to next agenda	BoP (GC)
3.	<u>CIL – Nicholas Perrins</u> The Council approved the CIL charged schedule to take effect on 2 nd January 2013, though the stet proposed CIL rate of £200 per square metre for superstores is to be deleted. The various cut off points for registering applications, prior to CIL being adopted, are 2 nd Oct 2012 for major developments and 6 th Nov 2012 for minor applications. Any application received on or after 1 st Dec 2011 becomes CIL liable. The discussion developed and the proposed effective dates were debated, as there were concerns regarding the cut off dates. The general consensus was that one cut off date would be preferable as late as possible and staggered as much as possible. Action:- Borough of Poole to discuss in further detail and bring back to the next meeting. (<i>Post meeting Note:- ST has discussed the dates with the Policy Team, and has been informed that these</i>	BoP

	<p><i>dates are not cut off dates but simply the statutory period worked back from the intended implementation date for CIL of 2nd Jan 2013. Any application determined after this date will be subject to CIL).</i></p> <p>NP advised that any existing floor space used the previous six months prior to development, and for commercial purposes, could be traded in to avoid attracting CIL. Developers can phase CIL payments though liability is due on commencement. If liability is transferred, developers must inform the BoP. It was suggested by ST to compile a FAQ sheet to be then shared via BoP.com. CIL payment would still commence even if commencement is unlawful, though there is a clause that allows suspension. There was concern with cash flow and how this would be pitched against the individual phases once CIL is triggered. Debate also arose as to whether garages were considered a residential area of a development.</p> <p>Action: It was felt integral garages were still liable in terms of stand alone and car ports, though the BoP will review the regulations and discuss further.</p> <p>If incorrect information regarding floor space is submitted than CIL regulations dictate that CIL can be applied to the whole development.</p>	BoP
4.	<p>Arboricultural Working Group – Stephen Thorne</p> <p>ST considers the group to be very successful following its commencement six months ago, and hopes that this meeting provides a forum for attendees to address issues, and for them to be documented and placed on the website. It was felt it may be useful for attendees of this Group to view the minutes of the Arboricultural Working Group and vice versa.</p> <p>Action: BoP to email the minutes of the last Arboricultural Working Group meeting to attendees of this Group. (<i>Post meeting note: Link provided by GC with email dated 4th Oct 2012 – complete</i>)</p>	BoP
5.	<p>Fees Update</p> <p>ST explained that the drafts outlining the regulations were now complete. This is the first increase since 2008, and is in line with inflation. The consensus is that they will be implemented on 1st Oct 2012. CE requested that fee increase be made more visible on the website.</p> <p>Action: BKO to discuss with Keith Pegram and Karen Atkins. (<i>Post meeting note: Completed 20th Sept 2012 and update email sent by GC to external attendees 28th Sept 2012. In addition, we have received no confirmation of any implementation date).</i></p>	BKO
6.	<p>RICS Guidance Note: Financial Viability in Planning - Simon Greenwood</p> <p>SG discussed in detail the RICS Guidance Note and also the Harman Report – Viability in Planning, and advised that the valuation profession has provided this in order to assist Planners and Developers. The guidance is intended to provide a robust approach to evaluating financial viability on a site specific basis. It was commented on that one of the envisaged issues of this guidance could be that the banks may not lend unless a suitably viable scheme showing appropriate returns was presented to them.</p> <p>Action: SG to circulate both documents to the Group. (<i>Post meeting note: Action complete.</i>)</p>	SG
7.	<p>Current Government Thinking Relating to Planning – John Souter</p> <p>It was decided that this item had been discussed throughout the meeting already, thus the Group moved on to the next item on the agenda.</p>	

8.	<p><u>Building Control – Legalisation Update and Building Consultancy Value Added Services – Andy Holmes</u></p> <p>Andy Holmes outlined the additional services Building Consultancy currently offer outside of the core activity of Building Regulations and site inspection provisions, and circulated a hard copy as a reference for the Group.</p>	
9.	<p><u>AOB - Section 106 New Government Initiative</u></p> <p>CE raised the issue of renegotiating S106 agreements where development has stalled. ST advised that there may not be many in Poole but would be happy to discuss further where developers are having any difficulty.</p>	Note
	<p><u>Date of Next Meeting:</u> Wed 9th Jan 2012 - 2.00pm- 4.30pm The Study at Upton House</p>	