



Planning and Regeneration including Building Consultancy

Wednesday 20th October 2010, 2-4pm in the Planning Meeting Room

Planning Service:

An exceptional meeting convened by Stephen Thorne to discuss outstanding planning issues post Sir Michael Pitt Report /Peer Review

1.	<p>Attendees: Stephen Thorne – Head of Planning and Regeneration Services, Jim Bright – Strategic Director Tim Martin – Head of Legal and Democratic Services Shelley Barnett (<i>minutes</i>) – PA to Stephen Thorne, Richard Genge – Planning and Regeneration Manager Nigel Jacobs – Planning Policy & Implementation Manager Bill Constance – Poole Old Town Conservation Group Terry Stewart – President of Branksome Park Residents Association Grace Lace – Local Resident and Director of Kingsgate Freehold Ltd Dennis Riley – Local Resident John Porter – Local Resident Ian Lace – Local Resident and Secretary & Advisor to Directors of Kingsgate Freehold Ltd Ian Walker – Local Resident Leon Ellis – Canford Cliffs Land Society David Perry – Local Resident Ian Johnston – Local Resident/ Property Developer <i>Apologies – John Sprackling</i></p>
2.	<p>18 months in by Stephen Thorne</p> <p>The recommendations from the Sir Michael Pitt Report and IDeA Peer Review were transformed into a Key Activities Schedule. Actions in the schedule that are still red are due to resource and budget constraints or are political and not within Stephen Thorne's remit. On 23.09.10 Stephen reported back to the Overview and Scrutiny - Efficiency and Effectiveness Committee and concluded that it was now operational business and only needs to be reported back by exception.</p> <p>The outcomes from this Key Activities Schedule have included;</p> <p>An honest, open and transparent service, the Community Working Group, the Agents and Developers Working Group, the Planning Charter, the Planning Newsletter, the Ward Walks, the Tour of Inspection, Planning Wam upgrades to the website planned for Oct 2010, Place Shaping Seminars, and the Local Engagement Forum.</p> <p>The Community Working Group Members are;</p> <ul style="list-style-type: none">• Roy Pointer - Branksome Park & Canford Cliffs Residents Association• Bill Constance - Poole Old Town Conservation Group• Ann Smeaton - Hamside Residents Association• Candace McMahon - Lake Residents Association• Wendy Herring – Broom Road Residents Assoc.• Alison Dalton – Bridging Communities.• Pat Talbot - Broadstone Residents Association• Ken Bearcroft - Parkstone Bay Association• Colin Jones - Society of Poole Men• Ian Lewis - Chairman of Dorset Lake Residents' Association• Cecilia Grimston - Canford Cliffs Land Society <p>Refresh of membership is on a two year basis to allow new views and ensure inclusivity. If you require contact details please get in touch and I will seek permission prior to making their details available. The minutes of the meetings can be found at; http://www.boroughofpoole.com/go.php?structureID=U464063d13022f&ref=S4A8BC8E2CB5B1</p>

<p>3.</p>	<p><u>LDF / Core Strategy / DPD Work</u></p> <p>Poole is the only Local Authority in Dorset with a Core Strategy. Within the Local Development Framework (LDF) there is a Delivering Poole's Infrastructure Development Plan Document (DPD) which includes provision for schools/ transport/flood risk etc necessary to support the growth of the town. The recent consultation also included the Site Specific Allocations which will identify certain key sites in Poole to meet the needs of the Borough.</p> <p>Dennis Riley requested a more simplified version of the Core Strategy as he felt the current wording is too complex. A glossary of terms is available and the Policy team have taken this on board and will look to provide a simplified form. Nigel Jacobs informed the group that there is an Annual Monitoring Report (AMR) within the LDF which monitors progress in delivering targets within the Core Strategy. Findings could trigger a review of policy or policies.</p> <p>The issue of "character" and its definition was raised. The residents present felt that character was being lost where modern architecture replaced traditional. Stephen informed the group that the Borough had recently completed a Characterisation Study of Poole which details many facets of character on an area basis. This is available on the website, please click the following link; http://www.boroughofpoole.com/strategiesandplans/ref:N4BE12A43CE1F5/</p> <p>Leon Ellis highlighted that it is the 'empathy with the street scene' that is seen as the issue. Ian Walker questioned what the vision was for Poole on the small scale – i.e. each road. NJ informed the group about Place Checks – these are studies in local areas/roads produced and facilitated by the residents to ascertain what is positive and negative about a location and identify opportunities for improvement. 2 place checks have already been undertaken in Poole and will be available on the Poole Partnership website by the end of November. Please visit http://www.placecheck.info/ for information on how to facilitate a place check in your street. Done objectively and inclusively this can provide an evidence base which can become a material consideration when determining a planning application.</p> <p>David Perry commented that the main feature of Poole was the Beach which he feels is looked after very well considering the budget restrictions. It is the seaside resort that has attracted buyers for Second Homes. Are these second home owners bringing money to the economics of the area? Nigel responded in saying that as an authority we cannot control who lives in the properties of Poole.</p> <p>The residents suggested that a policy be introduced to re-use/re-cycle buildings/building materials which would reduce the number of demolitions.</p> <p>Dennis Riley requested a policy to resist flat development. Nigel informed the group that we cannot have a policy to preclude flat development per se; however, the Core Strategy identifies where higher density dwellings would be acceptable. Where there is non-acceptance the Local Planning Authority (LPA) is now having considerable success on appeals resisting flat development on the back of the Core Strategy policy.</p>
<p>4.</p>	<p><u>Localism</u></p> <p>The Localism Bill is due for release in November 2010 and it will have an effect on Poole but we won't know what that is until it comes out. Therefore it would be premature to engage with stakeholders at this point.</p>
<p>5.</p>	<p><u>What are your issues with the Planning service?</u></p> <p>Terry Stewart commented that he was happy with the changes and innovations that have taken place in the Planning Service and that the issue was no longer with the Planning Service but the lack of support by Councillors.</p> <p>Jim Bright highlighted that Members are fully engaged and at the heart of all policies.</p>

The residents discussed why some Members are reluctant to engage in the planning process –fear? The worry of pre-determination? Tim Martin highlighted that the negativity in emails/correspondence from the public could possibly be creating the apprehension to engage with the process. David Perry commented that Members need to realise what it is the community wants.

Mrs Lace reported rumours of impropriety with the planning service. Officers advised that If anyone has any evidence of impropriety then it should be sent directly to the Police who would undertake a thorough investigation.

It was highlighted that these rumours are continued by dissatisfaction with the service and a strong feeling from the majority of the residents present that the position of the Chairman needed refreshing.

Tim Martin and Jim Bright informed the meeting that any Members are elected democratically by the public and the chairman is elected/re-elected each year.

The residents recognised the legal difference between officers and Councillors.

With regard to the West Quay Road application Bill Constance reported that the planning team have listened to the Community's concerns but was disappointed with the response from Cllrs as it is part of the regeneration programme for Poole. Poole Old Town Conservation Group received 6 responses out of 41 sent to Councillors.

It was suggested by some residents that Councillors discuss 'Stronger voice of Councillors on important developments' at their next meeting. It was also highlighted that Councillor interaction with the Community needs to improve, which was one of the recommendations of Sir Michael Pitt's Report

Stephen is working on the Member training - this will be reappraised when there is a new Leader, and the Localism Bill is published.

Mr Lace reported that he wanted to receive a personal letter from Stephen with regard to the planning application at Kingsgate. Stephen informed the group that he has Operational Managers who deal with operational matters and that his role is more strategic plus there isn't time for Stephen to write personally to everyone.

Dennis Riley asked whether the Council was dependent on monies coming in from the West Quay application. Jim Bright informed the group that the bridge loan repayments liability does not fall onto this authority until 2018. Therefore there is no pressure for Committee to approve this application. With regard to affordable housing if the scheme is considered acceptable there will be a requirement for a S106 agreement that ties the developers into a viability assessment which will then be refreshed at an agreed stage near completion to ensure that the viability is still the same and whether affordable housing can be secured.

To conclude the group accepted that Planning and Regeneration Unit are transparent wherever possible and Stephen welcomes constructive criticism.

Stephen concluded that wherever possible any further concerns or issues with the Planning Service after this meeting need to be channelled through the Community Working Group or your Ward Councillors. If you wish to present an item at the Community Working Group you will be more than welcome. The issue will then be debated with minutes and actions uploaded onto the web in the usual way.

If you wish for your email address to be added to the distribution list for the Community Working Group minutes, the annual meeting and the Newsletter please inform s.barnett@poole.gov.uk

