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Technical Advisor
Martha Covell
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6.30PM- 8.00PM, Wednesday 11th September 2019

Norwood Place Pokesdown BH5 2AT

Presentation: MINUTES

Attendees (as set out on the signed attendance sheet at reception):
Harry Seccombe, Martha Covell, Daniel Cooper, Ola Wiebe, Pam Ruthvan, Annette Bennett, Tom McKinney, Cllr Andy Jones, Paul Stubbington, Duncan Milner, Phil Stanley-Watts

Apologies:
Edited: Peter Holloway, Barras Stone,

1. Introductions - Harry Seccombe (HS)

Welcome to all attending.
Introductions of himself, Martha Covell, ECA Consultant, Councillor Margaret Phipps (MP), Portfolio Holder for Strategic Planning and Mark Axford (MA), Interim Head of Planning.

2. Report overview - Martha Covell

Last July the Plan was submitted for examination. After a high court ruling that a Habitat Ruling of Assessment needed to be carried out regarding Heathland, this was approved. This held up the plan for approximately 12 months, but since May has moved forward quite quickly.

The Plan is now complete and has today been approved by BCP Cabinet to go to referendum. The Plan is on the Neighbourhood Plan website, on the Council's website and on Facebook:
www.boscombepokesdown.org.uk/wp-content/uploads/2019/08/190812_BaPNPv15.pdf

The Plan carries weight already, even though it hasn't gone to referendum as yet.

There are 10 policies that have been written:
1. **The scale and density of development**
2. **Good design for the 21st century**
3. **Shopfronts**
4. **Open spaces**
5. **Safe routes**
6. **The number and type of new homes**
7. **The quality of new homes**
8. **HMOs**
9. **Christchurch Road**
10. **Site allocations**

To date, Martha has been working on this Plan along with steering group members since 2015.

Questions from the audience:

Q: Does David Wells (or any other developer) have permission to overlook this plan?
MA: Everyone will have to take the Plan into consideration when applying for planning permission.

Q: The Plan does not mention climate change and proposes little to change this.
HS: This is not the forum to be addressing this issue.
Phil Stanley-Watts: The Plan supports open spaces in Policy 4 and on-site renewable energy in Policy 2.

Martha mentioned that she is now on a Plan in Somerset which is quite different to BaPNP. Every bit of green space counts no matter where. She quoted BAP 2: *Developments of ten or more dwellings will be required to provide details of the use of on-site renewable energy or low carbon sources to meet a minimum of 10% of predicted energy use of the residential development, as set out under policy CS 2 of the Bournemouth Core Strategy.*

3. AGM: MINUTES

Harry Seccombe – Chairman's report

Harry reviewed of the history of the development Boscombe and Pokesdown Neighbourhood Plan.

The first meeting was an AGM on 1st December 2015. Since then, many meetings with the steering group and the public have taken place. The plan has been drafted, a high awareness media cajmpaign implemented, a 6-week public consultation created and implemented with workshops in Creative Kids in the Sovereign Centre and a questionnaire to find out people wanted and needed in the plan. From the public's response and some comprehensive replies from public bodies, and after some amendments, there was an open consultation on Bournemouth's Council.

The plan has been approved to go to referendum in the next 8 weeks, hopefully on 31 October 2019. More on that later.

A Land Trust has been developing to help deliver some of the goals of the Plan. It is a Community Benefit Society which will help us deliver aspirations as well as housing in a flexible manner.

There is a good case for a conservation zone in Boscombe and Pokesdown as there are heritage buildings throughout. But funding is required, and 15-25% of CIL money in particular would help. The council needs to be clear where these funds are and have gone towards.

The council is responsible for the election of the Plan. There needs to be a majority and a minimum is not required.

Harry suggested the steering group meet in the next few weeks to discuss strategy for planning the referendum. See enclosed Treasurer's statement which has been approved as of this date.

Daniel Cooper – Treasurer's report

Dan said monies to fund the Plan had been received from, and wanted to thank, the local council, 2026 and My Community Locality. Without these funds, the Plan would not have been possible.

Incidental costs were less £200 from last year at the same time so currently the balance of the account is £609.00.

Crowd funding for the referendum to cover advertising would be good. A strong social media campaign made a huge difference during the consultation and would be good to do again. See enclosed Treasurer's statement which has been approved as of this date.

Ola Wiebe

Number of members is now 115. (Edited – last year it was 114.)

Harry Seccombe

Asked if Chairman's report was to be accepted. Majority voted yes. One comment from the audience said that he hadn't seen the report prior to the meeting so would not vote. In future, we will make this available along with the agenda.

Asked if Treasurer's report was to be accepted. Majority voted yes.

There is room on the board and members welcome to join. Ola would appreciate help with secretarial duties as she is away 6 months of the year.

Asked if Chair, Treasurer and Secretary could proceed as previous. Majority voted yes.

4. BCP presentation

Councillor Margaret Phipps (MP), Portfolio Holder for Strategic Planning

BCP Council has a Plan Led System when it comes to decision-making.

In total there are 10 cabinet members:

- Councillor Vikki Slade (Leader)
- Councillor Mark Howell
- Councillor Lewis Allison
- Councillor David Brown
- Councillor Lesley Dedman
- Councillor Andy Hadley
- Councillor Sandra Moore
- Councillor Margaret Phipps
- Councillor Dr Felicity Rice
- Councillor Kieron Wilson

MP's job is to rationalise all the plans into one succinct plan. There are several plans to take into consideration when writing the new Local Plan. There are 3 things to keep in mind:

- Local policy
- National policy
- Neighbourhood plans

Another important point to remember is that BCP has 3 very different, defining areas:

- Bournemouth – coastal garden town
- Christchurch – historic, natural, conservation
- Poole – heritage, seaport, tourism

Housing provision in the area is the biggest challenge. When shown a map, it is obvious there is little urban capacity and green belt might need to be rolled back.

In 2008-9 many houses were built. The following years due to the recession developers were less inclined to build and housing completions dropped, which shows it is not always the Council's fault when houses are not built despite planning permissions being given. There are a few new neighbourhoods: Roeshot Hill in Christchurch, and in Poole, Merley and Bearwood.

The Secretary of State said that the new local plan needs to be written by 2024, but the timetable is to have it finished by 2022.

Plan-making process

- Plans are based on a sound evidence base
- There is a statutory process
- Production of the Local Plan

Role of councillors in plan-making needs to be:

- Collaborative
- During plan preparation, councillors need to;
  Assist officers with community engagement
  Help community get involved
  Make sure they understand the emerging policies and what they seek to achieve

First Stage Key planning documents are:

- Local development scheme
- Statement of community involvement
- Issues paper and call for sites (Regulation 18)

Local Plan Timeframe:

There is a duty to cooperate. Cross boundary studies are being carried out to provide an evidence base.

Green belt, Transport and urban mobility, flooding, population demographics, urban capacity, employment needs, Habitats Regulation.

Boscombe and Pokesdown Neighbourhood Plan will go to Full Council on Tuesday 17 September and will probably go to referendum 31 October 2019.

5. Questions

Q: SA5 of the Plan includes Sovereign Centre and Gladstone West. Does it also include Shelley Road hospital?

A: Yes

Q: Once a planning application has been granted, can we do anything to push forward the development? For instance the old Coal Yard has approved plans but hasn't moved forward.

A: Sometimes there are ownership issues that stop this from happening. It's also about a project being viable or not. Threatening compulsory purchase is a last resort.

Q: Has the Centre for Alternative Technology been consulted regarding green building?

A: Not that we're aware of. Costs for 0 carbon are not viable at this stage.

Q: Can HMO 'pop-ups' be stopped?

A: Change of use is a grey area. There's a very small enforcement team in BCP and the money is not there. However, a process is in place to challenge these unofficial HMOs and eventually issues get addressed.

Q: Is there a list of rogue landlords available?

A: Not that we're aware of.

Q: 10 people are no longer required for objected plans to go to planning board and must be called in by councillors.

A: Yes, this is now the case.

Q: Is NP or other forums informed about weekly planning lists?

A: They should be. If not, go on line to register. Training on NP has and will take place.

Q: East London regulate landlords with a licence. Is this the same here in Bournemouth?

A: No. There was a possibility of this happening a few years ago, but it didn't happen. There is some debate about this. There should be best practice with regards to housing.

Q: In a new development, does the council adopt the land or is it still the responsibility of the new owner? BCP retain land? ie boulevards?

A: Depends on the size of the development and the developer.

6. Next main meeting: date to be confirmed.

7. Harry Seccombe closed the meeting and thanked Martha especially as well as all the steering group members for their continued support. He also thanked Margaret Phipps and Mark Axford for their presentation.