

PLANNING & DEVELOPMENT SERVICES
AGENTS FORUM – WEDNESDAY, 18th June, 2008

Chair:- Mike Smith

Officers Present:- Hayley Regan, Colin Edgecombe, Matthew Hunt, David Pickhaver, Cllr Thomas, Ivan Woodcock, Tony Garratt,

Attendees:- Mike Mills, Dan Metcalf, Chris Chilcott, Rodney & Nigel Howes
Mr Godfrey, D Saunders, Darren Simner James Dawson, James Carter, Mike Derry, Jamie Hlland, Simon Blake, Mark Green

Action

1. **APOLOGIES** Mark Irving, Colin Ritchie, Christine Khojasteh, David Wickson, Martin Wells Brown, Brian Godfrey, Graham Simmons, Joe Pengelly, Cllr Carter.

Mike Smith to chair in place of Les Crump

2. **MINUTES OF LAST MEETING & MATTERS ARISING**
Taken as read

3. **TORBAY DESIGN REVIEW PANEL**
Plymouth and South Hams also have DRP. Regional one is based in Bristol. Increase in scale of developments has prompted the need for DRP. Independent from LPA, and to provide design input and possible schemes arising as a result of the Mayors vision at Pre- app stage. Consultation with CABE and regional DRP. Needs to be independent but also need local knowledge. Terms of reference and structure document will be confirmed shortly. The panel will sit every 2 months to review a maximum of 4 projects. The first review of a project will be Free of charge, after that the charge will be £500 per project. No minimum size for a project but will be based upon its importance to the area. Just a design panel and will not get involved with other areas i.e. Highways etc.
Starts September 2008.

4. **SPD**
Presentation given by David Pickhaver.
There is a move towards a tariff based approach but there is conflict with circular 05/2005. This will need to be replaced. Example of Purbeck charging around £900 per new bed room. At least the Heads of Terms for Section 106 Agreements need to be in place on submission of applications (These would have come from Pre App discussions) to avoid delays and preclude refusal in the absence of an agreement. Concerns expressed about the impact of costs of meeting obligations during current downturn and project viability were noted. The advice was to include statements on viability as part of the application and if an issue these would be considered. Applicants likely to be asked to refund the cost of preparing and checking viability statements. Guidance on 106 would be good. The idea of set Tariffs was discussed. The costs of the various obligations are in the Supplementary Planning Document and can be pre calculated for discussion during Pre Apps. (Disc with copy of SPD passed at meeting and are available from David Pickhaver).

5. **BC UPDATE**
Presentation by Colin Edgecombe- Code for sustainable Homes as per handout

6. **CUSTOMER SERVICE / IT**
- a) Website Homepage changed and now has quick links to areas such as 1app forms, HR change to BC page will be done soon, also will have BC public access link too!
 - b) HR attended a workshop and the Planning Portal where problems with 1app were discussed and improvements to be made. All LPA's were in agreement with problems that have been experienced.
 - c) Reception- works will be happening in reception to provide a cash facility on a

temporary basis as Connections will be closing for refurbishment. Not having the kiosk set up now due to software problems, instead there will be terminals set up.

- d) East Devon Van Guard- HR requested feedback on any experience they have had with East Devon who have had Van Guard in and stream lined processes.

7 **a) CONFIRMATION OF COMPLIANCE TIME WITH CONDITIONS**

Ivan Woodcock gave talk on this. Page 30 Para 124 of Circular 04/2008 Planning Related fee is Helpful

b) VALIDATION OF PLANNING APPLICATIONS –LOCAL LIST

Ivan has been tasked to come up with Local List which will be published on the website. Currently ok using the National List. This has to be prepared within set format and agents will be asked for their views during the process. Has to be approved by committee and council before becoming operative. Will then be on the website.

8 **AOB**

Agents have asked for updates to be emailed through to them.

a) Officer and Councillor Time- Question from Mike Mills responded to. Can't fine objections for non attendance, MRS mentioned Government thinking coming through Planning Bill to (to replace appeal inspectors)

b) Local Review Boards (Dependent upon Planning Bill)

c) Charging for Pre-applications i.e. feedback on South Hams charging regime (usage)? Commented that noone has paid the charges so far as more likely to submit an application especially with smaller schemes.

d) Question asked on what training would they like to have/find useful if any? Feedback given that training on Design and Access statements would be very useful- similar to that which was given on the CABA session. HR to try and arrange with Tony Garratt. Advised may be charge but take up from agents etc would be necessary.

e) Appeals 83% success rate quarter end March 08. Also conveyed latest stats on Major/Minor/Other applications. Advised that the biggest challenge is to achieve the target (of 60%) with Majors and in order to do this applications, if approved by committee, will be refused if not completed in 13 weeks ie s.106. The Major target is especially important for the Council in that it is an indicator with any CAA inspection.

f) Request for Guidance on Travel Plans, *The Department for Transport has produced a small pamphlet entitled making residential travel plans work dated June 2007* (this is a good starting point and should be available on the DfT website)

NEXT MEETING

Dec/Jan 08

HR

Strategic