

PHCC Premises Sub- Committee Meeting – 19 February 2013 at Hamworthy Labour Club

Attending: Frazer Ely, Steve Hills, Lynette Short, Tom Short, Nick Boyle and Bill Jaggs.

Apologies: Jez Bragg, Jenni Dennett, Sally Crawford, Sue Jordan, John Crawford, Paul O'Shea .

1. Actions from the meeting held on 31 January 2013 had been taken forward.

2. Update on Planning Application and Lease - Planning Application: A meeting with BoP representatives had taken place at Lake Pier on 12 February 2013. Bill had produced notes of this meeting which had been circulated. In view of the matters raised it was vital that the notes were a true record so any additions or amendments should be passed to Bill asap. **Action: ALL**

The Notes detailed the Planning Officers draft reasons for rejection of our application; the alternative proposals that had been raised for PHCC to go in with BoP to build new public toilets and a Boat House for the Club; a statement made by an officer from ECPS that there was no way that PHCC would be allowed to put its shed on the Nature Reserve and mitigation discussions with Jez Martin. The Notes are attached.

It was confirmed that our Planning application decision has currently been deferred.

3. Next Steps

Whilst we do not agree that issues raised by Jez Martin/BoP about the current siting of the Boat House cannot be addressed, we do accept that we will be hard pressed to persuade them to our thinking. **In view of this two possible ways forward are:**

(i) The building is moved to the West of the wetland area/spring/bog. Martha and Adam Covell had produced some outline ideas for a longer thinner building. They were of the view that with suitable mitigation agreed this could achieve planning approval.

Downsides were location next to bog, possible design issues, cost etc.

(ii) A joint approach with BoP on our existing site (using the Planning Officers advice about being able to build a 2 story building – see notes of meeting of 12 Feb) to provide new public toilets and a Club Boat House. We agreed that we needed more detail from BoP about how this might work, financial considerations, **timescales etc.**

Action: Early meeting with BoP to be arranged via Cllr Judie Butt. Action: Frazer

Frazer will send them a copy of the presentation and documents used at the Area Committee Meeting held in 2012. (This meeting now arranged for 5 March).

We agreed that we need to place on record the poor approach BoP had taken to respond to the Club's aspirations for a new Boat House – lack of internal communication, slow decision making and charging regime to name a few. **Action: Bill to draft a brief history of our experience for others to comment on.**

4. Tender Specification and Getting Quotes

Steve had received 2 quotes back. These were discussed briefly. They were higher than anticipated.

Notes by Bill Jaggs.

DRAFT Notes of meeting at Lake Pier on 12 February 2013

Attending: PHCC Reps – Martha Covell ECA, Jon Crewe Ecologist, Frazer Ely, Sue Jordan, , Steve Hills, Bill Jaggs.

BoP Reps – David Mansell Planning Officer, Richard Nicholson ECPS, Jez Martin Conservation Officer, Julie Taylor Asset Management and ??? the woman who said nothing?

1. Martha had produced an Agenda for the meeting but David Mansell was keen to put forward an alternative proposal. This proposal has been set out in a subsequent email as follows:

“At that meeting yesterday attended by myself, Richard Nicholson & Jez Martin (ECPS Environmental Team), Julie Taylor, (Asset Management & Property Services), yourself and Jon Crewe, Bill Jaggs, Sue Jordon, Frazer Ely and Steve Hills from PHCC, I was please to be able to table an alternative proposal, that for the record I set out briefly below:-

- The alternative proposal would involve a 2 storey building of similar design and floor area to that already proposed that would accommodate public toilets (requiring a smaller floor area than existing), changing rooms and training facilities would be located at first floor level over one half or a third of the footprint with storage area for canoes at ground floor level and up into the void space at first floor level. Such a building for a building on the footprints of the existing public toilet building, the existing PHCC wooden shed and storage container .
- The alternative proposal has the support of Natural England, the Council’s Nature Conservation Officer and Head of Planning & Regeneration Services.
- I note that after discussing the alternative proposal with PHCC you confirm that they are interested and notwithstanding your request to attempt to resolve the issues with the current planning application, that PHCC will be investigating this option with Richard Nicholson in (ECPS) & Julie Taylor (AM&PS) and Jan Hill (Culture & Community Services) representing Poole Council as service provider and landowner.
- I also understand that whilst the alternative proposal is beyond the remit of the current planning application it does represent a way forward should you not be able to resolve the current objections from the Council’s Nature Conservation Officer that currently form draft reasons for refusal.”

2. Discussion concerned the impact of delays this proposals would cause and in particular that no firm commitment, proposals or plans were available. It would almost certainly mean that the Club would lose the Sport England Grant.

3. We were not able to go through the agenda in detail. Discussion took place to advise BoP why the Club had located the Boat House over the wetland area despite views expressed by Natural England and Jez Martin. Drains, residents views etc. Point also made that BoP processes on lease consultation and then Planning meant we had been advised by them about talking/discussing our ideas and reasoning till now! It was not that we were ignoring their advice.

4. At one point Richard Nicholson made unhelpful comments about our work in clearing and establishing the drainage network and the impact on the wetland area. He went on to say that he had spoken to his boss and there was no way PHCC would be allowed to put their shed on their Nature Reserve. When asked to clarify whether he meant anywhere on the NR or the specifically the position shown in the planning application he said not anywhere (this was obviously news to other BoP colleagues in attendance). At that point Jez was asked specifically if we could address his Eco concerns whether he would have any objection to the Boat House being placed in the NR – he said in principle no. It was pointed out to Richard that the Club had spent over a year negotiating with BoP about building at Lake Pier and had spent considerable sums of money - he was asked to check his statement was correct.

5. David Mansell advised that there were no issues re design. His refusal would have been on the following grounds:

1.

Without further exploratory work to establish the exact location, arrangement and condition of existing underground and surface water drainage and proposed method of connecting both surface water and foul drainage into the existing system without prejudicing the natural water course, the Council are unable to properly assess the impact of the proposed building on the integrity of the Ham Common Local Nature Reserve. As such the proposal is contrary to Policies DM4 and DM09H of the Poole Site Specific Allocations & Development Management Policies Development Plan Document DPD (April 2012) and advice contained within paragraph 109 of the NPPF 2012.

2.

The proposal results in the removal of the pond features on the eastern side of the car park, being Biodiversity a ction Plan habitats that the Council should be working to increase not decrease and enhance to support Common Toad and Biodiversity a ction Plan species. In this regard therefore the proposal is considered contrary to Policies DM4 and DM09H of the Poole Site Specific Allocations & Development Management Policies Development Plan Document DPD (April 2012) and advice contained within paragraph 109 of the NPPF 2012.

These were basically the issues raised by Jez.

6. The main meeting was adjourned with the promise of an early meeting with ECPS organised by Richard Nicholson. The Club to consider it's position with regard to the planning application.

7. Jez, Jon and Sue then went on to discuss potential mitigation measures. A way forward does seem possible with water being drained from the spring/Boat House area down the gully to a new wetland area nearer to the shore. Jez still of the view that the building should be moved to the West and not positioned as currently directly over the spring/wetland area.

8. From PHCC perspective a number of issues to consider including;

- (i) Whether to consider or pursue alternative Public toilets proposal,
- (ii) Whether and how to pursue current planning application,
- (iii) some form of complaint or marker being put down about the totally unprofessional and uncoordinated approach the BoP officers continue to adopt.

