**INFORMAL AGENTS MEETING**

**1 MARCH 2016**

**MINUTES**

Present:

Chris Parsons

Daniel Wallage

Peter Gidney

Shaun Gayton

Adrian Parker

Mike Hastings

Paul White

Grahame Seaton

John Maxey

David Parkin – BCKLWN

Hannah Wood-Handy - BCKLWN

Lee Osler – BCKLWN

Alan Gomm - BCKLWN

Ruth Redding – BCKLWN

1. Apologies

 None.

2. Minutes of Previous Meeting

 Ran through the minutes as Grahame Seaton was not present at the last meeting.

3. LDF Update

 Alan Gomm gave an updated.

4. Elections

 David Taylor and Jason Law have both expressed an interest in becoming members of the Informal Group. After some discussion it was agreed that both agents should be allowed to join the group, as Adrian Parker will be retiring from the group at the end of this year.

 **ACTION: RR to inform DT and JL.**

5. Planning Portal

 Lee Osler informed the group that Teraquest now run the Portal and are working on improving and amending it. He also said that IDOX are developing a Portal called iApply.

6. DC Update

 **Habitat Regs**

David Parkin gave some background on where the Habitat Regulations came from. A panel has been set up to manage the distribute of funds. £50 per new dwelling will need to be paid, plus £50 administration fee from 1 April 2016.

 **CIL**

 The Council has published a Draft Charging Schedule and consultations will be sent out shortly on this.

7. Any Other Business

 Hannah Wood-Handy (HWH) explained that some Planners from our LDF team have been drafted in to help in Development Control. Gill Richardson has now left the Authority and her replacement is Bryan Meredith.

 Peter Gidney (PG) gave some examples where he is concerned that Highways are showing inconsistencies in their advice. Chris Parsons asked if we could raise these concerns with highways. HWH said she would raise these issues.

 **ACTION: HWH to speak to Highways.**

 (PG) also concerned about inconsistent information from Planning Officers and gave an example regarding an FRA. (HWH) explained that two sides of a road can require different information (LO) suggested contacting the validation team if they have any queries going forward.

 (DP) informed the group that the Council are working on guidance so agents know what flood maps to use and this information will be published as soon as possible.

 (PG) asked about bat and owl surveys as these cant be done when bats are hibernating (DP) informed the group that the Council are currently discussing this with our lawyers as Natural England have to grant a license.

 (MH) asked why S106 agreements need to be signed within 3 months, otherwise the application is refused (HWH) explained that this has always been the case

 (AP) Air pollution surveys are being asked for from Environmental Quality but they don’t appear to know why they need it? It’s very expensive and is it necessary outside of the air quality management area? (DP) will discuss with Environmental Quality to try and resolve this issue.

 **ACTION: DP to discuss with Environmental Quality**

 NEXT FORMAL MEETING: 5 JULY 2016

 NEXT INFORMAL MEETING: 6 SEPTEMBER 2016