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RIBA CORNWALL PLANNING LIAISON MEETING

Location County Hall, Truro
Date of Meeting 13 April 2018, 10.00-12.00
Minutes prepared By Jane Hamlyn
Purpose Meeting with Cornwall Council to discuss planning issues
Date 16.04.18

Present		Initials
David Edmondson	Cornwall Council – Head of Strategic Development	DE
Jane Hamlyn	Atelier 3/RIBA Cornwall Secretary	JH
Jason Jarvis	Lipscomb Jones/RIBA Cornwall Vice Chair	JJ
Steve Kirby	Cornwall Council	SK
Cian Spowart	PBWC/RIBA Cornwall Chair	CS
Matthew Wills	3HW Architecture & Design/ RIBA Cornwall Treasurer	MW

Apologies

Steve Havers	Cornwall Council	SH
Tim Marsh	Cornwall Council	TM

Distribution

As above.

1.0	GENERAL UPDATES	Actions
1.01	DE thanked MW and JH for assistance with CC Member Training in January. This was one of the best attended events yet and really successful.	
1.02	Discussed Exeter and Plymouth Branches intentions to set up similar working relationships.	
1.03	Recently there was a young planners event in Bodmin –	

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	low attendance but really well received. One young planner came all the way from Exeter and was really enthusiastic.	
1.04	Talked about how there used to be a young architects group (CYAN) in Cornwall. Although no longer operates it might be good to encourage young planners and young architects to hold some joint events/activities.	
1.05	Perhaps team up with Schools of Architecture who have their own societies. PADS lecture series, other events.	
1.06	There is a new Development Challenge Panel being set up chaired by Patricia Brown – aim is push Cornwall Council to ensure high level of design quality is maintained. This is a similar initiative to one taking place in Bath.	
1.07	Remember to check validation checklist. Also do people use the validation checklist – good to link into website clearly.	
1.08	The trial Planning process is working well in the Liskeard/Looe area. Planning officers have been selecting their applications rather than being allocated them.	
2.0	CORNWALL DESIGN GUIDE	
2.01	Cornwall Design Guide – SK and TM reviewing all the feedback. There is a meeting on 1 st May to decide how to take it forward. Aiming to condense the text.	
2.02	Noted thanks for the RIBA feedback.	
2.03	RIBA to review final draft of the Design Guide. Heart of the document is to be about process. There must be a rigour to the design process and if this is implemented then a scheme should be sound.	CS/JJ/MW/JH
2.04	When completed it should be clearly referenced on the Cornwall Council Planning website and also highlighted in the agents newsletters.	
2.05	Would be good to see case studies to show examples of how correct process has aided the Planning process.	
2.06	See Essex Design guide – often referenced as being a good example.	

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2.07	<p>There is a Highways Design Guide being produced in addition to the new Cornwall Design Guide. Tension between Highways and Waste departments, due to current road layout designs making it too awkward for rubbish collections.</p>	
3.0	BUILDING WITH NATURE	
3.01	<p>Gloucester have established a pilot working with their local wildlife trust. There will be an accreditation (stamp/badge). This will be a benchmark for green infrastructure. Scores in different areas and a lifetime assessment. www.buildingwithnature.org.uk</p>	
3.02	<p>This can apply to documents as well as projects.</p>	
3.03	<p>Gloucester services is an example project</p>	
3.04	<p>Will be much cheaper than BREEAM which equates to a 15-20% uplift on capital cost. Not clear exactly how much it will be yet.</p>	
3.05	<p>CEC are holding a seminar on the initiative in conjunction with Cornwall Council in the near future.</p>	
3.06	<p>Would like to get housebuilders involved. Gilbert and Goode suggested as a company who might find 'Building with Nature' of interest, following their involvement with Green Build Hub and Constructing Excellence.</p>	DE
3.07	<p>CS suggested it could be implemented for Cornwall Council housing schemes as well.</p>	
4.0	RIBA PRESIDENT'S VISIT	
4.01	<p>The RIBA Cornwall Committee and Planning Liaison team will present our work over the last several years including the quarterly meetings, training sessions, Design Guide and RTPI presentation.</p>	ALL
4.02	<p>It will be a 45min session, so suggested roughly half our presentation – CS to produce some handouts to talk through based on previous presentations, then allow 15mins for questions and discussions.</p>	CS

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5.0	NEXT MEMBER TRAINING EVENT	
5.01	Next training session for members to take place in December. Discussed the idea of 'A day in the life of an agent, or an application from an agent's point of view. Run in the form of an interactive workshop with challenges through, although decided this would be better aimed at Case Officers.	ALL
5.02	Another idea is to tie in with introducing members to several different departments so would be good to perhaps have a panel of consultees to talk through different aspects of the process.	
5.03	Would be interesting to see a comparison of the 'perfect client' versus the 'nightmare client'.	
6.0	PLANNING BUDDY EXPERIENCE	
6.1	Planning buddy arrangement – at the moment architects call planners for assistance, but planners not using the reciprocal arrangement. Encourage the planners to initiate more engagement with architects.	
6.2	Host practices – previously the idea of planning officers spending some time in an architect's office, ie ½ day – day to see how things work. Would be good to try a reciprocal arrangement for architects to see a day in the life of a Planner. Could trial with one host practice then with the other Planning buddy practices. Planning buddies to be given first refusal.	T.B.C.
7.0	UPCOMING EVENTS	
7.1	In previous years there has been a great debate event which brought together all of the regional chairs from across the construction industry, RTPI, RICS, RIBA. An event co-hosted by all – would be good to resurrect this idea.	
7.2	Upcoming Cornwall Architectural Trust/RIBA Cornwall event – Summer Lecture at Falmouth University with guest speaker William Matthews is responsible for the Tintagel Bridge project. Tickets on sale shortly.	

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7.3	RIBA City CPD Club – Cornwall Council invited to discuss Community Engagement, however DE and others would who would normally give the talk not available that week. Can send substitutes but wondered if the talk could be switched to another session.	
7.4	Agents Forum – Technology – Virtual Reality/Augmented Reality – 29 June	
7.5	Need to decide what we should include in the RIBA Cornwall AGM (September 2018) when JJ takes over as Chair.	
8.0	OTHER BUSINESS	
8.1	Discussed issue raised by Mark Kemp/Parkes Lees Architects regarding the level of detail required for land contamination surveys prior to registration. There needs to be a consideration of upfront costs of reports required to ensure projects are still viable.	
8.2	JH raised the point that often case officers take annual leave during the 8 week period of an application and many do not advise of this in advance. Would be good for case officers to be more upfront about when they aren't available, especially as many then request extensions of time.	
8.3	CS explained in their office staff are required to give double the amount of notice than the time off. Perhaps case officers could try this approach. MW also noted a Council employee recently added a note on his email signature giving advanced warning of time off which was really helpful.	
9.0	DATE OF NEXT MEETING	
9.1	Date of next quarterly meeting to be confirmed – July 2018	