

AUTUMN 2010

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& District Residents Association

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CONTENTS

Editorial	1
Executive Committee.....	2
Chairman's Report.....	4
Minutes of AGM.....	11
Membership Report	18
Treasurer's Report	18
Planning Report	19
Mary Butts	20
And Have You Heard this One?	22
A Glance Back at our Local Past.....	27
Local Initiatives	31
A Tale of Two Lions and a Black Cat	37
Don't Get Caught Out in Your Birthday Suit When the Tide Goes Out.....	41
The Poole Literary Festival	44
Wardens.....	46
Councillors.....	48

EDITORIAL

I am writing this having just returned from Church - and what a wonderful morning it is! The sun is shining and the trees are just starting to take on that wonderful autumn hue. Of course my teenage son misses all this because he is still in bed but I can remember doing the same thing when I was young so I don't feel I can really criticise. It is amazing, though, how mornings become more important as you get older.

However, enough of the rambling and welcome to the autumn edition of the magazine. There is a blend of articles covering both current issues (with tree vandalism high on the agenda) and historic episodes. For the former we are indebted to our Chairman, John Sprackling, who continues to bat ferociously for the Association and us residents, and for the latter a special thanks to the Rev Stephen Batty and Iris Morris for their articles.

By the time you get this, Poole's first literary week will be upon us. Do make an effort to attend one of the presentations. It promises to be a fascinating week.

Also, have a read of the Local Initiative articles submitted by Wayne Hancock, our new Vice Chairman, and get involved if you can.

Please do continue to submit any articles for publication to me. Providing the laws of libel allow it, I will endeavour to publish and be damned!

John Gunton

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CHAIRMAN'S REPORT

Welcome to the Autumn edition of the Association's magazine and, thank you, once again, to the Committee and members for their continued support. I am also grateful to our Canford Cliffs Ward Councillors who attend the Association's monthly meetings.

I was shocked to hear of the death of Cllr Dr Brian Leverett, the Leader of the Council, on 17th September. Brian, like me, attended Poole Grammar School and was in the same year as my late brother, Michael.

I started taking an active interest in local politics in March 2000, when I returned to Poole following my retirement. Since that time, I have had many occasions to contact Brian and always found him very fair, courteous and helpful. He was one of the few Councillors to oppose the building of the controversial Dolphin Quays development on Poole Quay. He will be greatly missed.

It is important that Members attend the Association's monthly meetings to give their views on current issues and concerns to the committee and provide an opportunity for two-way communication.

1. Borough of Poole-Local Development Framework (LDF) - The Site Specific Allocations Development Plan Document (DPD) will form part of the LDF.

The role of the document is to allocate sites for development and to provide detailed policies for places, areas and issues to guide the development in Poole over the period to 2026, in accordance with the adopted Core Strategy.

The following documents are currently subject to consultation, which closes on 8th October 2010

- (1) Issues & Options and the Preferred Approach for Development Management Policies
- (2) Consultation of Proposed and Revised Policy Areas
- (3) Consultation on Preferred Options for Additional Site
- (4) Delivering Poole's Infrastructure Development Plan Document

2. Sir Michael Pitt's independent review & IdeA Peer Review of planning matters in Poole

A number of initiatives have been introduced to address the recommendations of the Pitt Report. At the the Council Efficiency and Effectiveness Overview and Scrutiny Committee meeting on 23/09/10, Members were asked to endorse the concluded and ongoing initiatives of the Planning and Regeneration Unit, where they relate to the recommendations of the Pitt Review and acknowledge that this is now operational business and, in future, the Head of Planning & Regeneration will only report to the Committee, by exception.

The Association is concerned that Sir Michael Pitt recommended that no Cabinet members should act as substitutes on the Planning Committee - but this is still happening.

3. Community Working Group

Community representatives are chosen at the Annual Meeting in March and serve for a maximum of two years. As a result, Roy Pointer will be required to stand down as the Association's representative in March 2011 and I would like to take this opportunity to thank Roy for carrying out this role so conscientiously.

The Community Working Group was formed in 2009 to build on the recommendations of Sir Michael Pitt's Report. Its objective is to improve the engagement and communication between the Planning and Regeneration Service and the community of Poole.

Terms of Reference

"To work together in the best interests of Poole to ensure that the community and the Borough of Poole achieve the best quality development outcomes in an open and transparent way."

The group consists of 12 representatives from local community groups and residents associations together with representatives of the Planning and Regeneration team. Six meetings are held each year, chaired by Stephen Thorne.

The Community Working Group has been positively received by both the Council and the community.

The outcomes have not only been improved engagement, communication and trust but a greater understanding of each other's position on key issues confronting Poole.

Output from the Group has included the introduction of a Quarterly Newsletter, which can be accessed via the Borough of Poole website, and pre-launch comment on the Planning Charter. Input has been given on issues to be raised during Councillor/Officer Ward Walks.

The Group is currently working on a draft for a Local Engagement Forum for discussion of major planning proposals that could have a significant impact on Poole.

More details are available in the Minutes of the Group published on the Borough of Poole website.

4. Planning Enforcement, Tree Preservation Orders/Tree replacements

Other Planning Enforcement issues....

17 Over Links Drive (*Application to demolish existing and erect 2 detached houses granted on 31/01/08 but number of conditions should have been complied with before this development commenced*) - An undertaking has been sought that before any further on-site works are carried out the owner will seek advice from an ecological adviser how best to prevent the risk of protected species entering the development area, and that he will erect some form of tree protection to ensure that no further damage to tree roots occurs.

19 Mornish Road (*Tree replacement*) - At the Association's meeting on 19/06/10, it was the members' wish to see that the Council actively pursued the tree replacement at this property in order to protect Poole's environment. This message was relayed to the appropriate officers.

55 Canford Cliffs Road (*Removal of the gates, railings, fence and hedge, and the erection of a low stone wall with planting behind*) - The Breach of Condition Notice against Barrington Homes required work to be completed by 29/06/10. The Association will 'chase' this situation.

15A Westminster Road (*Erection of railings over 1 metre high partly along the frontage of 15a Westminster Road, being adjacent to a highway. The boundary treatment then changes to a double close boarded fence over 1 metre high which continues along the frontage of Westminster Road, being adjacent to a highway and then turns South-West and continues down the boundary with Dalkeith Road being also adjacent to a highway*) - In April 2010, Legal documents were being prepared in order to prosecute the developer for failing to comply with an Enforcement Notice also served regarding the boundary fence. The current position regarding this is unknown but the Association will progress.

2 Compton Avenue & 93 Lilliput Road (*Boundary treatment*) - On 07/05/10, the Planning Officer wrote "*Cond No.12. The proposed details are acceptable. Subject to this 'reinforcement planting' being carried out in the next available planting season and thereafter maintained then the condition would be discharged.*" The Association will be monitoring this.

Illegal tree work at 147 Banks Road - I have written to the Rt Hon Eric Pickles MP, Secretary of State for Communities & Local Government about this.

In my note, I referred to the article in the Daily Telegraph dated 24/09/10 referring to the ring barking of four Corsican pines at 147 Banks Road.

In the article, Poole's Head of Planning Enforcement, Andy Dearing, was urging for tougher penalties where developers seek pecuniary advantage by enhancing the value of their site or improving views of Poole Harbour by carrying out illegal tree work.

I went on to say that, in this part of the country, where land values are way above the national average, as Mr Dearing said "A £20,000 fine is peanuts". Mr Dearing goes on to say that "The only thing that is going to deter these people is if the law was changed to make it an offence punishable by a prison sentence." The Association fully supports Mr Dearing's position and I also wrote to the Leader of Poole Council to say that, despite the financial resource issues across the public sector, Poole's Planning & Regeneration Unit and Legal & Democratic Services Unit should be provided with the necessary financial resource to bring the culprits to justice.

5. Poole's beaches and coastal defences - Roy Pointer on behalf of the Association continues to keep a watching brief over the Poole & Christchurch Bays Shoreline Management Plan.

6. Compton Acres - Temporary planning consent for the former Cafe building at Compton Acres to be converted to premises for the Wise Owl Pre-school was granted on 28/06/10 for two years only.

£41,258 of capital funding from the Borough of Poole's Early Years Quality & Access Capital Grant (2008-2011) was allocated to the Pre-school, following termination of the rental agreement for their current premises.

7. Canford Cliffs Village - The proposal to plant trees in Haven Road is not being progressed, owing to opposition from traders and some residents.

It is interesting to note that Poole's Characterisation Study undertaken by Matrix Partnership, which provides a comprehensive character study of the town of Poole says that there is a general lack of tree cover and vegetation within the Branksome shopping centre and that "new street planting would do much to improve it".

8. Sunken Garden' at Pinecliff Gardens - This is the subject of a separate item elsewhere in the magazine.

9. Canford Cliffs Chine & Canford Cliffs Play Area - The Play Area which was on Leisure Services' list for the current year will not be carried out until the Spring of next year.

10. Possible formation of a consortium for negotiating best deals for common services for blocks of flats - This is the subject of a separate item elsewhere in the magazine.

11. Public Rights of Way:

Westminster Road end of Dalkeith Road - No new developments

Buccleuch Road to Lakeside Road - ditto

Bessborough Road - ditto

12. Prime Transport Corridor - Lindsay Road to Station Road - A zebra crossing at the location of Penn Hill Avenue and Spur Hill Ave has now been installed as part of the cycleway/resurfacing works.

Sally Funnel, Poole's cycling/walking officer writes...

The Borough are keen to encourage the use of alternative transport in order to foster a greener, cleaner environment. With this in mind we are endeavouring to provide on-road cycle lanes where possible. Penn Hill Avenue is one of the main commuter routes between Poole and Bournemouth and was identified by our Cycling Liaison Group as a route that needed cycle facilities.

The provision of the lanes was combined with the resurfacing of the road as part of the Council's Highway Maintenance programme. At the same time, we were able to improve conditions for pedestrians by installing a zebra crossing between the side junctions of Spur Hill Rd and Spur Rd.

We do have automatic cycle counters placed at strategic locations around the Borough and these show that cycling in the area is increasing with some routes seeing more than 500 cycling trips in a 24 hour period. Our Pedal Again in Poole scheme that helps adults to either learn to ride a bike or regain their cycling confidence continues to be popular. We have now helped 85 people to enjoy cycling and some of these people have joined the Poole Leisure Cycling group. This group meets every 1st Saturday of the month during British Summer Time at the front of Upton House at 2pm. They take part in a ride around the Bay with a refreshment stop at Hamworthy Park. The ride has a leader and back marker and nobody gets left behind.

13. Quayside (former Dolphin Quays) development, former Poole Pottery & Swan Inn, Old Orchard House, Quay Thistle Hotel & former Poole Pottery factory buildings in Sopers Lane - The Association continues to take a close interest in these properties (two of which are on Borough-owned land), which were formerly owned by Orb Estates or its subsidiaries.

Former Poole Pottery Site, Land at junction of Sopers Lane & York Road (Development of an 80 bed care home with associated facilities) - yet another planning application was registered for this site on 09/09/10 - this is Metnor's **third** attempt.

14. Council Tax 2010/2011 - A Residents' Associations' Finance Workshop has been fixed for 24/09/10

The Council wants to hear the views of residents before it makes hard decisions later in the autumn. A web-based Budget Options Simulator for residents to see how much the council spends on services and suggest ways to save 10 per cent on the council's budget for 2011/12 is available via <http://www.budgetsimulator.com/poole>.

The Council has to find savings of £29million over 4 years.

The following two important programmes offer scope for producing efficiencies and savings - for the benefit of Poole's council tax payers.

1. Poole Council's Business Transformation/Efficiency Review Programme - An updated report on this programme is due to be presented to the Council Efficiency and Effectiveness Overview and Scrutiny Committee meeting in February 2011.

2. Corporate Asset Management Plan 2010-11 - Appendix A of Annual Governance Statement presented at Audit Committee meeting on 24/06/10 said that Phase 1 of the implementation of the new property software, to data cleanse and upload information from the Corporate Asset Register, has been completed and Phase 2 (estates information) is "underway with target completion date for December 2010".

I have been subsequently informed that there have been problems over data cleansing and also pressures on staff reviewing the complex legal documentation involved. This means that the original target date has slipped somewhat, which is now expected to be February 2011.

15. Future of Grade II* listed Upton House - a market testing exercise is to be undertaken for Upton Country Park to give Officers a 'steer' regarding the options to be considered.

16. Friends of Poole Park - The Friends of Poole Park, a voluntary group dedicated to preserving and enhancing this park in the centre of our town, continue their work with various improvements/additions to the facilities in the park.

17. Southern Poole Chairmen's Liaison Group (Chairmen of nine local Associations)

We continue to meet a week or so before the Area Committee meetings so that we can present a united front on matters of common concern to all the Associations in our immediate area.

Matters recently discussed have included the Non-statutory public inquiry to be held on 11/10/10 into the Town Green application for Branksome Recreation Ground, Footpath 82 Spur off Panorama Road (confirmed on 19/8/10 but subject to appeal) and the 'Between the Bridges' development' - this is the subject of a separate item elsewhere in the magazine.

18. Poole Partnership Vision Group

This group has replaced the Local Strategic Partnership for Poole which was set up in 2002.

Wayne Hancock kindly attended the last meeting on 22/07/10 in my place. The new group now has representatives for Tenants' Associations and Community Groups, in addition to a representative for Residents' Associations. Mr Hancock reported back that the meeting felt that their role was to set out the ideals and it would then be the responsibility of the Poole Partnership Management Group to make things happen.

The Poole Partnership Management Group met on 02/09/10 and a report of this meeting is currently awaited.

19. Speeding traffic

I am grateful to a contributor to the Bournemouth Echo website for this advice...

Sadly 'fire brigade' policing is the sign of our times with police officers only being able to react rather than prevent. The driving standards of a minority are 'life threatening' and the public need to assist the police in the fight to bring them to book. If you witness dangerous driving such as that on Banks Road and any other public highway then note down the circumstances, location, date and time including the make, model, colour and registration number and also a description of the driver, if possible, and the number of occupants. Then at your earliest opportunity call the police and give them the information.

Why bother? Well firstly there are many people who talk the talk but don't walk the talk, secondly if the same vehicle persistently pops up on the system the driver/owner will find themselves on the receiving end of a Section 59 notice which warns of the driving behaviour and the seizing of the vehicle for anti-social driving...then they are stuffed. So don't just bleat...take action.

20. Poole Borough Council - Committee Dates

Members might like to note the following dates for committee meetings in the near future:

Canford Cliffs and Penn Hill Area Meeting*:	24 November
Planning Committee:	11 November; 9 December.
Council Meeting:	14 December
Newtown and Parkstone Area Meeting*:	17 November

**Anyone may attend these Meetings, please see the Borough of Poole website at www.boroughofpoole.com for Agenda and supporting papers.*

Personalia

Vice Chairman - I am most grateful to Wayne Hancock for taking on this role.

Secretary/Minutes Secretary - I am also most grateful to Carol Parkin who has kindly agreed to cover both roles.

I would like take this opportunity to pay tribute to the help and support which I receive from the Association's President, Terry Stewart.

John Sprackling
Chairman

THE AIM AND OBJECT OF THE ASSOCIATION

The aim of the Association is to protect the interests of residents, and to investigate on their behalf any aspects which could be detrimental to private properties or public services. The Association endeavours at all times to maintain good relationships with the Poole Borough Council and to bring to their notice all matters which adversely affect the amenities of the whole of the District.

It also submits recommendations to the Council concerning any plans, developments or financial matters which would improve the Environment, Community, Safety, Amenity and Cost Effectiveness of the area and the residents' quality of life.

The Association is a member of the Dorset Federation of Residents' Associations and the Campaign to Protect Rural England.

The minimum Annual Subscription is £3.00 per member (or £5.00 per couple). In many cases contributions exceed this figure.

**MINUTES OF THE FIFTIETH ANNUAL GENERAL MEETING OF THE
BRANKSOME PARK, CANFORD CLIFFS AND DISTRICT RESIDENTS'
ASSOCIATION, HELD AT 10.30am ON SATURDAY, 15th MAY 2010 IN THE MAIN HALL
AT BRANKSOME ST ALDHELM'S PARISH CENTRE**

PRESENT:	Mr Terry Stewart	President
	Mr John Sprackling	Chairman
	Mr Paul Fearnley	Hon Treasurer
	Mr Keith Alcroft	Planning Officer
	Mr John Gunton	Magazine Editor
	Mr Stan Alfert	Data Protection Officer
	Mrs. Carol Parkin	Secretary

GUESTS:	Robert Syms MP
	Cllr Mrs May Haines
	Cllr Neil Sorton

And approx 50 Members/Wardens of the Association

1. WELCOME

The Chairman thanked everyone for coming along. In particular, he welcomed the guests mentioned above and the Guest Speaker, Warren Lever, Poole Council's Environment and Design Team Manager.

2. APOLOGIES

Apologies were received from Cllr Mrs Carole Deas (Flight delayed), Michael Bond, Jamie Pride, Richard Dimbleby.

3. AGM 2008 MINUTES: Accuracy & Matters Arising

The Chairman reminded members that the Minutes of the AGM held on 2nd May 2009 had been included in the Autumn 2009 magazine. The Chairman said that he had not been contacted about their accuracy and asked for a show of hands to approve the Minutes as no queries had arisen. This was given and the Minutes were approved.

4. CHAIRMAN'S REPORT

The Chairman proposed to limit his report to the up-dating of items included in the Spring 2010 magazine as follows:

Canford Cliffs Village & Canford Cliffs Play Area -

Proposal to plant trees in Haven Road: There has now been some movement on this. Cllr Mrs May Haines and Keith Alcroft, the Association's Planning Officer, attended a discussion on the options at the Council Offices. The Council needs to have further discussions with Transportation Services, as it transpires that there will be a need to remove two or three of the car parking spaces on the North side of Haven Road to accommodate the trees. The Assn is aware that this idea may not find favour with either the traders on Haven Road or the residents.

Canford Cliffs Play Area: At the last Canford Cliffs and Penn Hill Area Committee, it was agreed that the Planning Obligation Working Group together with Leisure Services reconsider the installation of the CC play area for the current municipal year as funding is already in place.

Quayside (former Dolphin Quays) development, former Poole Pottery & Swan Inn, Old Orchard House, Quay Thistle Hotel & former Poole Pottery factory buildings in Sopers Lane

-

Former Poole Pottery Site, Land at junction of Sopers Lane & York Road (*Development of land at York Road to create a 116 bed care home with an associated Day Centre*) - this application was refused by the Planning Committee meeting at their meeting on 25/03/10 and this is now subject to an appeal to be determined at a Planning Inquiry to be held in August or October 2010. This key brownfield site has been designated for use as a Science Park.

Quay Thistle Hotel - The controversial application to demolish the existing hotel and erect a 149 bed hotel with 10 flats above; 133 flats in four blocks and a terrace of 11 houses was withdrawn, at the invitation of the Local Planning Authority, earlier this month.

Poole Borough Council - Committee Dates - At last Tuesday's Full Council meeting, the current administration voted to change the start time of all Planning Committee meetings to 2.00pm. The new Vice-Chairman of the Planning Committee is Cllr Mrs Judy Butt. Cllr Mrs Janet Walton has had to stand down from this Committee as she has been appointed Portfolio Holder for Children & Young Peoples' Services to replace Cllr Tony Woodcock.

Use of Assn's Capital Reserve - The Assn has funded the new noticeboard at the Canford Cliffs Library: It has also offered financial assistance for the extension of Canford Cliffs Library and plants at the Sunken Garden at Pinecliff Gardens. It may offer financial assistance with the plant of trees in Haven Road.

Vice Chairman - the Chairman advised that the Association is still looking for a Vice Chairman and JS thanked the President, Terry Stewart, for covering this role and for his support during the year.

5. TREASURER'S REPORT AND APPOINTMENT OF AUDITOR

The Chairman advised there was nothing further to add to the Income and Expenditure Account included in the Spring 2010 magazine.

6. APPOINTMENT OF AUDITOR:

Peter Schofield had audited the Accounts and has agreed to continue for a further year. JS asked for approval by the meeting and this was given by a show of hands.

7. ELECTION OF CHAIRMAN

Terry Stewart said how everybody must be immensely impressed, as to the thoroughness of John Sprackling as the Chairman of the Association, and even though there was some concern for John's health in the future, he would like to propose that John continue as the Chairman, and asked for a seconder. It was seconded by John Gunton and carried unanimously.

JS thanked everyone for their support and said that how much he enjoyed being the Chairman. He went on to say that John Defty had had to resign from the Treasurer's position to care for his wife.

8. ELECTION OF EXECUTIVE

JS proposed that the following members be elected as the executive committee for the coming year. A show of hands carried the motion.

President	Terry Stewart
Chairman	John Sprackling
Vice Chairman	Vacant
Treasurer	Paul Fearnley
Membership Secretary	Michael Bond
Planning Officer	Keith Alcroft
Secretary/Minute Secretary	Carol Parkin
Data Protection Officer	Stan Alfert
Magazine Editor	John Gunton
Magazine Advertising	Bob Young

Funding for Westbourne Medical Centre and the NHS Dental Practice in Westbourne -

While our Guest Speaker was setting up for his presentation, the Chairman invited Jim Wilson, a member of the Association, to speak about NHS financial support for two of its services in the area covered by the Association.

JW opened by telling the meeting that he was formerly Chairman of the Poole Primary Care Trust. Over the last few months, he has become increasingly concerned about the amount of money that is likely to be cut from NHS services in this area. Despite what each of the political parties are saying major cuts are well underway. Two examples of this locally are:

1. The refusal by Bournemouth & Poole NHS Primary Care Trust to honour some of the **Running Costs (excluding Capital costs)** of the previously agreed extension to the Westbourne Medical Centre. The extension is to provide better medical services for residents in our area which are much needed and will be more so when the cuts start having some effect on our two local hospitals.

2. Turning to the NHS Dental Practice in Westbourne, the PCT agrees that the practice does not receive the full cost tariff which is given to other dental practices in the nearby area. The Dental Practice has taken on nearly 1 million pounds of their own liability on premises to improve dental facilities and was previously given the indication that they would receive funding to support the dental practice. However, doubt has now been expressed that this will be so.

JW believes it is in the Association's interest to take an active interest in the Primary Care Trust's decisions, and called for somebody in the Association to take on this responsibility.

The Chairman said that it would be put down on the Agenda for the Association's next monthly meeting.

9. PRESENTATION BY WARREN LEVER, POOLE COUNCIL'S ENVIRONMENT AND DESIGN TEAM MANAGER.

JS welcomed the Guest Speaker.

Mr Lever informed the meeting that the Environment & Design Team was a multi-disciplinary team located within Planning and Regeneration Services comprising:

- Urban Designers
- Conservation Officers
- Trees Officers and support
- Public Art Officer
- Landscape Architect (vacant)

He went on to say that there are 21 Conservation Areas in Poole at the moment. The Town Centre Conservation Areas are currently under review and it is hoped to designate two more. There is no standard specification for a Conservation Area. The Governments overarching aim is that “the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations”.

Conservation Area Designation DOESN'T mean everything must stay exactly as it is now but It DOES mean change should be managed in a way that preserves or enhances the character or appearance of our Conservation Areas. There are clear guidance in designation and not all areas are worthy of Conservation Area protection. While many are supportive of the protection from demolition, not all are happy with the control over smaller changes which cumulatively can be equally damaging.

Conservation Area designation results in reduced Permitted Development rights, emphasis on improving character and potential for Article 4 Directions. Most demolition requires Conservation Area Consent and all trees in Conservation Areas are protected from being chopped down or having works undertaken without first obtaining permission from the Council.

Conservation Areas are appraised using the following criteria...

- Setting of the Conservation Area.
- The close and wider views into and out of the area. Vantage points.
- Its topography, hills, slopes and scarps and areas of open space.
- Spatial arrangement of streets. Building line and streetscene.
- Importance of Boundary Treatments
- Views to properties and landscape behind and light between buildings.
- Front doors and active frontage.
- Parking not dominating.
- Scale, Height, Massing and Perceived Massing
- Understanding how pitched roofs have a different massing to flat roofs.
- Outlines on plans need to be assessed carefully.
- Appearance: Materials Distinctive materials of Poole - these reinforce local distinctiveness.
- Many contemporary schemes across the country use local materials.
- Important Buildings. Positive, Negative, Neutral Buildings in a Conservation Area.

New buildings in a Conservation Area are assessed on the following criteria...

- Does the proposal impact on the character and appearance of the Conservation Area?
- Does it meet adopted policy and Supplementary Planning Guidance/Supplementary Planning Document?
- Is it with Design and Access or Heritage Statement?

- Does the application illustrate fully the impact of the scheme?
- How does the proposal relate to context and streetscene?
- How does it respond to the main character qualities of the area and site?
- How does the new proposal preserve or enhance the character of the area or site?

When examining the planning application, matters to look out for are...

- Has the scheme been submitted with existing and proposed drawings?
- Does the Design and Access statement and/or heritage statement address the issues of character?
- Is the design fully justified in the character/context of the surrounding area?
- What is the prevailing 'grain'?

One of the new Conservation Areas mentioned earlier covers the Chester/Forest Road area and has been designated as such on the following grounds...

- Character is formed by large individual detached Edwardian Villas on reasonably-sized plots, the area is very cohesive although there are interesting house design differences between individual plots and areas.
- The Conservation Area adjoins the Branksome Park Conservation Area to the south.
- The corner of Chester road forms a green framework to the entrance of the Conservation Area.
- A tighter grain of buildings from Branksome Park Conservation Area.

Mr. Lever then took questions from the floor.

Dennis Riley opened by pointing out the awfulness of the area around Poole Bus Station. Mr. Riley also pointed out that the density of Canford Cliffs was not being maintained; demolishing one house and building three or four in its place, or a block of flats for instance. He also said that there was a trend to build blocks of flats higher than the three stories originally agreed.

Mr. Lever answered by saying that first of all the LPA recognises the shortfalls of the bus station area and is currently working hard to make changes.

In order to comply with the last Government's building programme, tall blocks of flats need to be built, and all that the LPA can do is to try to ensure that they are the right design and in the right place.

JS asked Mr. Lever if he could comment on the sub division of plots in Canford Cliffs.

Mr. Lever replied that this is something for the LPA to look at.

Terry Stewart commented that he was glad that Mr. Lever admits that Poole does not have a vision for the future.

He pointed out that even though Poole Quay was a Conservation Area, the LPA have more or less accepted a terrible design for the rebuilding of the Thistle Hotel site and asks when are we going to get really good control of the design of our most historic sites within the borough.

Mr. Lever pointed out that approval had not been given by the LPA to the design to rebuild the Thistle Hotel, but there is a Planning Performance Agreement, which is a different thing, and is essentially a project execution plan for an application not approval of the application as such.

Barry Weir asked Mr. Lever to confirm that the restraints on design do not apply outside of the Conservation Areas.

Mr. Lever confirmed that the restraints do not apply to demolition, although PPS 1 is overarching.

Roy Pointer asked Mr. Lever how the LPA deals with the situation where in previous years they have made a mistake and allowed an unsuitable building to be built in a conservation area and an application is made for a similar design, quoting the previous one as a precedent.

Mr. Lever replied that this could be difficult; however, if the prevailing character of the street is red brick for instance, an application going against this should be fairly easy to defend.

John Gunton asked about the Third Party Appeal procedure, and Mr. Lever replied that he was probably not the right person to talk about this.

The Chairman then thanked Mr. Lever for his presentation.

ANY OTHER BUSINESS

The Chairman welcomed Mr. Robert Syms (MP) who then gave a short talk.

Mr. Syms opened by explaining the arithmetic of Parliament following the election i.e. how the parliamentary seat numbers added up and led to the present situation of a Conservative/Lib.Dem Coalition. David Cameron had to put aside Party interests in favour of national interest. The arrangement will require give and take between the two parties and Mr. Simms wishes both David Cameron and Nick Clegg well in doing the best for our country.

Mr. Syms then went on to tell the meeting about a Conservative Green Paper for Planning which addresses many of the concerns of people at the meeting, and that he expects a White Paper will be produced soon, setting out changes to the Planning system. For example, it is anticipated the White Paper will give more power to Local Authorities, and increased fines may be introduced that reflect property values to prevent developers riding roughshod over the system. He hopes that the changes will benefit Poole.

He finished off by saying that there has been a detrimental effect on suburban areas, not only in Poole, by classifying them as brownfield sites leading to a lot of inappropriate development, and he is sure that the new government will do its best to protect our environment and inheritance.

10. REFRESHMENTS

There being no further questions, the Chairman closed the meeting at 12.15pm and invited members to stay for refreshments.

John Sprackling
Chairman

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Membership Report

As always, with the movement of residents throughout the area, there must be opportunities to find new members.

Our Road Wardens and our members are the best people to do this - so ask those 'new faces' when you come across them.

Our 'BULK ORDER' system for flat developments continues to be introduced with three establishments now pending.

Michael Bond
Membership Secretary

Treasurer's Report

Since taking over recently as Treasurer I have been updating our bookkeeping process and record keeping. We are also now using online banking wherever possible for our receipts and payments.

We have healthy assets of £33,000 thanks to our members' subscriptions and advertising revenue. This enables us to support worthy community projects and to be able to support groups of members in fighting unreasonable over-development. We have recently donated £3,000 to Canford Cliffs Village Hall to assist with repairs to boilers and drains.

Thank you all for your support.

Paul Fearnley
Treasurer

Planning Report

Contentious applications dealt with or currently being dealt with to which the Association has raised objections in the last six months include:..

6A Dalkeith Road (*Demolish existing property and build new contemporary dwelling*) - Application withdrawn on 05/07/10.

11 Leicester Road

(a) Outline application to erect a 59 bedroom care home (class C2) with associated parking (15 spaces), bin & cycle store (revised scheme) - (APP/Q1255/A/09/2118175)

(b) Conservation Area application to demolish existing dwelling & associated buildings (revised scheme) - Appeals dismissed by Planning Inspector on 17/06/10.

Land adj 1 Over Links Drive (*Sever land and erect a new detached house (Revised Scheme)*)

- Application refused by Planning Committee on 10/12/09 is now the subject of appeal to be determined by Written Representations.

24 Ravine Road (*Demolish existing dwelling and erect replacement dwelling with integral garaging. (Revised scheme)*) Amended plans received 08/12/09 and 25/01/10) - Appeal dismissed by Planning Inspector on 16/09/10.

11 Westminster Road (*Demolition of the existing building and construction of three detached houses with associated parking and access. (Revised scheme)*) - Application refused on 17/05/10 is now the subject of a appeal Hearing (APP/Q1255/A/10/2129589). The hearing into this appeal, which will start at 10.00 on 12 October 2010, will be held at The Guildhall, Market Street, Poole.

4 Lawrence Drive (*Demolish existing buildings and erect 1 block of 8 apartments with assoc parking*) - Application refused on 05/03/10 is now the subject of an appeal Hearing (APP/Q1255/A/10/2128771). The hearing into this appeal, which will start at 10.00am on 28th September 2010 In the Council Chamber.

24 Cliff Drive (*Extension to existing beach hut & relocate steps (Revised Scheme)*) - Application granted with conditions on 24/03/10.

2 Tower Road (*Demolish existing dwelling and erect 3 detached houses with integral garages*) - Application refused on 05/05/10.

Keith Alcroft
Planning Officer

Chairman's note: The Association has been keeping a 'watching brief' in the case of the following applications.

Land at 5 Brackenhill (*Sever land and erect a three bed detached single storey dwelling, with attached single garage at lower level*) - Application refused on 22/07/10.

8 Buccleuch Road - At the Association's meeting on 11/08/10 it was agreed that the Association would oppose any development plans for this site.

Canford Cliffs, Promenade 2 (a) Construction of 18 new beach huts - Application No: 08/24380/005/F & (b) Conservation Area application to demolish 8 beach huts (nos 99-106) adjacent to Canford Cliffs Chine. Application No: 08/24380/007/U - The applications were registered as long ago as 22/01/08 & 13/02/08 respectively but are still a 'Current' applications.

Kingsgate, 7 The Avenue

(a) Demolish existing and erect a block of 5 apartments and associated garages) - Application was refused by the Planning Committee at their meeting on 25/03/10 and was the subject of an appeal (APP/Q1255/A/10/2126736) but this has been withdrawn.

(b) Erect a detached house on land adjacent to The Cottage and erect detached garage to The Cottage - Application granted by Planning Committee on 09/09/10.

2 Crawshaw Road (Demolish existing dwelling and erect two 3-bed detached houses with associated parking) - Amended plans lodged on 03/09/10.

Mary Butts

For anyone living in the Branksome Park and Lilliput area who is interested in the literary legacy of this part of Poole, Mary Butts' autobiography *The Crystal Cabinet* makes fascinating reading.

Mary Butts was born in 1890 and spent her childhood at Salterns House, which her father Captain Frederick Butts had bought in 1863. Outside, the 21 acres of grounds were a 'sacred enclosure' for Mary; inside, the walls of Salterns were enriched by a fabulous art collection.

Mary's great-grandfather was Thomas Butts who in 1800 befriended and became a patron of the poet and artist and printmaker William Blake (1757-1827). Consequently the Butts family had inherited a unique assembly of 34 watercolours, engravings, portraits and sketches by Blake. These enraptured Mary and she would come to claim that her poetic vocation derived from the presence of Blake's visionary work in her formative years. After her father's death in 1905 the pictures were sold to meet death duties, and Mary (aged 15 at this time) was devastated by the loss. She spent many years trying to recover the intensity of vision the Blake pictures educated her in.

In the 1930s, looking back over her life as a novelist and poet, Mary Butts searched for a title for her memoirs. She chose *The Crystal Cabinet*, the title of one of Blake's poems. In

the seven verses of this poem Blake accounts for an experience of falling in love that leads to a form of imprisonment: the 'crystal cabinet' is a motif for love that becomes over-contained and over- confined: superficially the 'cabinet' in which love is held looks resplendent - but the speaker's 'ardor fierce' leads to the crystal prison being shattered; he '*burst the Crystal Cabinet/And like a Weeping Babe became.*' The break-out is both painful and inevitable. Butts used the 'cabinet' motif to allude to her own experience of containment in and release from the 'innocence' of Salterns House, as she remembered it.

I think it highly likely that the road names *Blake Dene Road* and *Blake Hill Avenue* and *Blake Hill Crescent* each derive from the legacy of the Blake collection once housed at Salterns. The Butts family were benefactors of Holy Angels Church, the enlargement of which was financed by the sale of the paintings in 1906. I consider it not unlikely that the name *Holy Angels* was selected by the Butts' with Blake's affinity with angels in mind.

Anyone wanting to learn more about Mary Butts and her work is encouraged to come to a presentation by poet, critic, teacher and broadcaster Jeremy Hooker on Saturday 30th October at 4.00pm at Poole's Waterfront Museum.

This event is part of Poole's Literary Festival and tickets (£6.00) will be available from the Lighthouse. On the previous evening at 7.00pm (also at the Museum) Jeremy will read poems revisiting his childhood on the Solent shore during the Second World War; I will introduce a work of art by the painter and filmmaker Derek Jarman which evolved from a door salvaged from a Poole bombsite. Tickets (£6.00) are again available from the Lighthouse.

Jeremy Hooker's scholarly and critical work has deepened appreciation of 20th and 21st century literature. He has taught in universities in England and the Netherlands and in Wales, where he helped Welsh writing in English to become more widely known. Jeremy's critical writing aided the reception of the work of the Modernist poet and painter David Jones: he has also written about the Wiltshire author Richard Jeffries as well as on members of the Powys family -Theodore, Llewelyn and John Cowper - each of whom lived in Dorset.

Landscape is an abiding influence on Jeremy Hooker's prose and poetry. Dorset and Wiltshire's chalkland made its impact on him at an early age, as did the creeks and estuaries of the Hampshire basin.

With his sensitivity towards the South English landscape and his deep knowledge of 20th century writing Jeremy will be a fitting speaker to address the subject of a 'forgotten' Modernist writer: Nathalie Blondel's 1998 biography of Mary Butts (*Mary Butts: Scenes from a Life*) was read by Jeremy at an early stage in its development.

Revd. Canon Stephen Batty,
Vicar of St. Aldhelm's Church, Branksome

And Have you Heard this One?

A magician was working on a cruise ship in the Caribbean. The audience would be different each week, so the magician allowed himself to do the same tricks over and over again.

There was only one problem: The Captain's parrot saw the shows every week and began to understand what the magician did in every trick. Once he understood that, he started shouting in the middle of the show.

"Look, it's not the same hat!" "Look, he's hiding the flowers under the table!" "Hey, why are all the cards the Ace of Spades?"

The magician was furious but couldn't do anything, it was the Captain's parrot after all.

One day the ship had an accident and sank. The magician found himself on a piece of wood, in the middle of the ocean, and of course the parrot was by his side.

They stared at each other with hate, but did not utter a word. This went on for several days.

After a week the parrot finally said, *"Okay, I give up. What'd you do with the boat?"*

.....
What do you call a woman with one leg? *Ilene*

.....
There are 2 cowboys in the kitchen. Which one is the real cowboy?
The one on the range.

.....
Why are there no asprins in the jungle?
Because the Parots-ate-em-all

.....
A magician was driving down the road ... then he turned into a driveway...

.....
Two snowmen are standing in a field. One says to the other -
"Funny, I smell carrots too".



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A Glance Back at our Local Past

The cul-de-sac Imbrecourt, off Nairn Road, is the site of a large house of that name. In the 1930s the woods on that side of Haven Road ran down to the golf course, and Imbrecourt was occupied in 1918 by a Mr Reginald Young followed by Mr Charles Eyesoldt and his mother. Knowledge of the house and the area in the 1930s has been revealed through the written memories of Miss Margaret Tucker (later Mrs Fellows) who was Mrs Eyesoldt's cook for several years.

Margaret Tucker was born at Fellside Cottage in Bingham Avenue, Lilliput and began her working life at 'Grey Rigg' as a housemaid, where Olave Lady Baden-Powell lived as a young woman. Margaret worked with families in Chester and London before returning to Dorset in 1935, and after settling her parents into their retirement bungalow - her father had been Head Gardener at Grey Rigg for twenty-five years - she scanned the Situations Vacant in the Bournemouth Echo. Two days after replying to Mrs Eyesoldt's advertisement for a cook - *a chauffeur arrives and asks me to go for an interview at Imbrecourt*. Mrs Eyesoldt tells Margaret what sort of cooking will be required and that there would be bridge parties and some entertaining; her son had just bought Imbrecourt and she herself owned another house at New Milton, from whence most of the vegetables and summer fruit would arrive weekly. The staff at Imbrecourt consisted of a parlour maid, single-handed housemaid, a chauffeur and a gardener; Margaret would be cooking for them as well as Mrs Eyesoldt and her son.

Before the end of the interview Margaret was given a guided tour of the house - the drawing room was beautifully furnished by Harvey Nicholls, the large lounge had lovely French windows opening on to the garden and lawn, the dining room led through to the staff sitting room and the well equipped modern kitchen. *Mrs Eyesoldt then took me up the front staircase and showed me the remainder of her beautiful home*. As well as the room she would share with the housemaid, Margaret was shown the staff bathroom and other quarters, all of which were comfortably furnished. Her wage was to be £60 per year, and time off was every other Sunday afternoon and evening plus half a day in the week, to be back home by 10pm. *So the interview over, Mr West the chauffeur drives me back to my home and early the following week he arrives with a note to say my references are satisfactory and that on my first day Mr West would call for me and my luggage*.

Margaret was introduced to Frances, the Parlour Maid and Bridget the housemaid, and her first few days were spent learning the routine of the household. Mrs Eyesoldt would discuss the day's menu at 9.00am and indicate what should be ordered from which tradesmen - the bread was delivered by a Mr Lloyd from Bournemouth Road, the milk and cream from the 'well known' farm of Purchase and Vine at Wallisdown,

continued on page 28

Mrs Eyesoldt usually bought the poultry and meat joints herself when shopping in the Daimler and the fish came from the village shop of Mr Charles Harrison. The staff meals were similar to the dining room with traditional roasts, steak and kidney pies and puddings, meat casseroles or poultry, followed by a variety of sweets.

Apparently Mrs Eyesoldt was fond of fruit pies, rice dishes and fritters, and when Mr Charles was at home at the weekend from London his favourite dishes were prepared and served. He liked smoked salmon, Dover sole stuffed with shrimps, fresh Christchurch salmon, when in season, and steaks and fillets of veal; his favourite sweets included cold chocolate soufflés, fruit flans, meringues, apfelstrudel and brandy snaps filled with cream. Preparation for Mrs Eyesoldt's bridge parties included the baking of scones, making of plain and fancy cakes, and homemade fillings for the sandwiches - chicken, salmon or sardines would be passed through a fine sieve and mixed with butter or cream. Frances, the Parlour Maid, would help Margaret cut the bread, and butter the rolls ready to receive their fillings. Afterwards they would always be thanked by Mrs Eyesoldt for their successful handling of the event.

On the occasion when the lady of the house spends a day in London, being taken to Bournemouth Central Station by the chauffeur early in the morning, Margaret was allowed to provide lunch for her parents at Imbrecourt and they were chauffeured both ways by Mr West.

Christmas and the New Year meant a great deal of extra work for Margaret but her diary records that it was an enjoyable time. *"The festive season was a great do, the Yule tree was 10 to 12 feet high and reached up to the upstairs front landing, gaily decorated, it held presents for one and all. Mrs Eyesoldt's friends stayed at the house until New Year; other friends from London went to the Hawthorns Hotel in Bournemouth (now the Wessex Hotel on the West Cliff) and came to Imbrecourt for lunch and dinner. Mr Charles enjoyed entertaining them with his cine-camera and during the day, weather permitting, they all loved to walk along the beach"*.

Easter was a busy time with more visitors - the traditional English saddle of lamb on Easter Sunday, and the cooking of batches of Hot Cross Buns, served hot for breakfast on Good Friday and later toasted and buttered for afternoon tea. Mrs Eyesoldt would depart to London for a few days afterwards, enabling the staff to spring clean the house.

In her off duty time Margaret would cycle to see her parents, and learnt to skate at the Westover Ice Rink to the music of Percy Pearce, a well known orchestra of the time; at a later stage she enjoyed old time dancing at the Bournemouth Pavilion. All the staff were allowed to take their two weeks holiday during the summer and Margaret travelled to Devon on a Royal Blue Coach from Bournemouth to stay with relatives, who were farmers on the edge of Dartmoor. *"My summer holiday is now over and I return once more to Imbrecourt, feeling well and sun-tanned after a lovely time.*

continued on page 29

As autumn days come along Mrs Eyesoldt is busy arranging her bridge parties and I prepare the ingredients ready to make the Christmas cake and puddings so that it allows time for them to mature before the festive season”.

During the autumn of 1936 Margaret became a member of the Canford Cliffs Women’s Institute which met in the village hall each month; any spare time in the evenings was spent knitting matinee coats to be given to the maternity wards in Cornelia’s Hospital (forerunner of Poole Hospital in Longfleet Road). The doctor’s wife, Mrs Langran from Cliff Drive, bought the wool (white and blue) and collected the finished items at the same time as leaving more wool for further knitting. Margaret and the maids did not have the spare time for this at the weekends as *Mr Charles would arrive from London in time for dinner on Friday evenings, and always his favourite dishes were served, and on Saturdays and Sundays there were usually friends for meals. The Sunday evening meal was quite simple - soup, cold poultry or meat and salad with a cold sweet, cheese and biscuits and coffee.*

(to be continued in the Spring Edition of our magazine)

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Local Initiatives

Possible formation of a consortium for negotiating best deals for common services for blocks of flats

Some suggestions have recently been made concerning the way in which financial benefits may be gained by blocks of flats by means of combining resources, thereby reducing running costs - for example, in the sharing of contractors and energy suppliers.

It is not anticipated that such a scheme would remove the need to employ managing agents, although it could prove to be of particular assistance to those blocks which manage their own affairs.

To give an idea of how such a scheme could work:

1. A list of tried and tested contractors, such as building firms, would be compiled, for use by all who join the scheme.
2. Tradesmen, such as plumbers and electricians, would be approached for a reduction in their prices, in exchange for exclusivity.
3. Utility companies would be approached for their best offer for a combined supply of energy.

Before taking the matter any further, it would be most helpful to have some feedback. Would anyone interested be kind enough to contact either the Chairman, John Sprackling or Vice Chairman, Wayne Hancock.

Pinecliff Gardens - 'Sunken Garden'

At a recent executive meeting, the sorry state of what is known as the 'Sunken Garden' (which forms part of Pinecliff Gardens) was discussed, and interest was expressed in attempting to restore the garden to something like its former glory.

continued on page 32

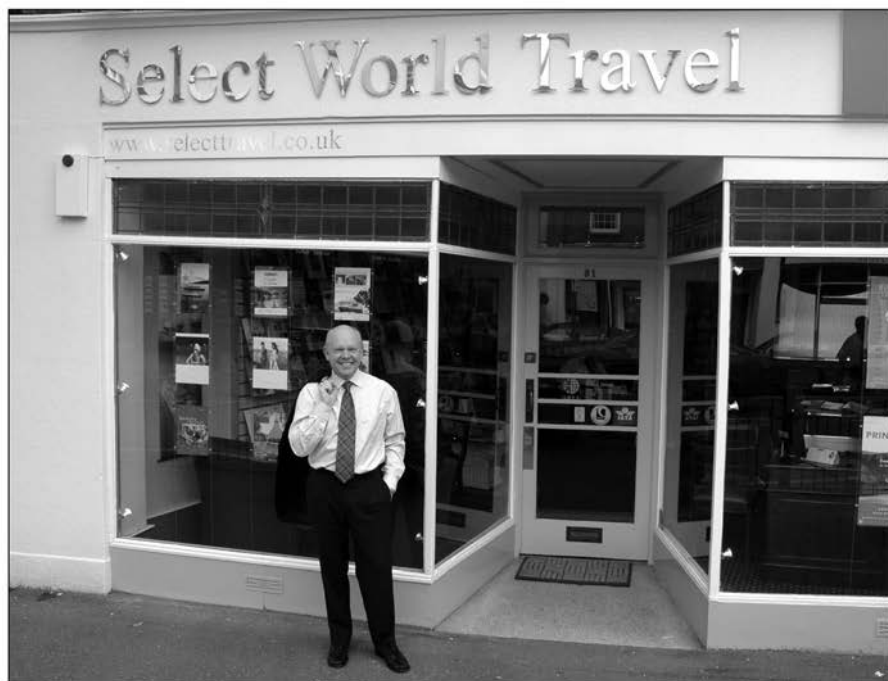
To decide whether such a project would be viable, and, if so, to plan the way ahead, Cllr Mrs Carole Deas, Simon Legg (representing the Borough of Poole Leisure Services), Daphne Howell (who brought the matter to the Association's attention) and Wayne Hancock, recently met at the Garden.

During their discussion, Simon Legg indicated that the Council would be willing to let Canford Cliffs residents take over the management of the 'Sunken Garden', as there were no funds available for any form of restoration. However, Mr Legg did indicate that the Council would be willing to support the venture, for example, in the removal of rubbish. Simon Legg also suggested that the project could be entered for a 'Green Pennant' award, which is a national scheme run to recognise high quality green spaces in England and Wales managed by voluntary and community groups. Such an award would, of course, bring national recognition.

Cost, of course, is a major issue in the planning of such a project. Indeed, the project may have to be carried out in stages. The Association has approved some funding and Cllr Mrs Deas, who is very supportive of the idea, hopes that local businesses would be willing to sponsor some of the costs. She also feels that it would help promote community spirit. For instance, working parties could be arranged, to assist with clearing and replanting; flat dwellers, with no gardens of their own to care for, may wish to participate, welcoming the opportunity to meet other like-minded people at the garden.

A Steering Committee, which Wayne Hancock has offered to lead, will be formed from members of the Association who are willing and able to offer their time to assist with this most worthwhile project, for which all offers of assistance will be most welcome.

welcome to our world



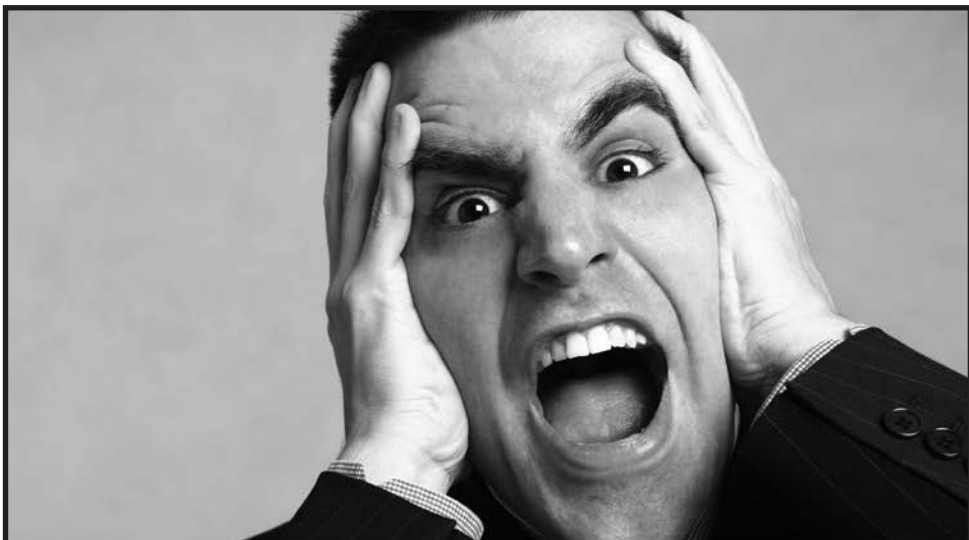
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A Tale of Two Lions and a Black Cat

Just beyond the boundaries of Branksome Park, in Poole Road, lies 'Al Gatto Nero', our nearest and newest Italian restaurant. We were lucky that 'The Black Cat' (to give its English subtitle) opened when it did. My wife had sprained her ankle, and the Black Cat just within hobbling distance. Since then, Fay's walking has improved, and we have been able to go further afield, to a number of interesting restaurants within easy reach. But we are always glad to return there.

Leo is our host and chef: and Ursula, his wife, makes us welcome and serves at table. We had ordered different chicken dishes. While we were waiting, and picking at olives, Ursula offered us a slice of her pizza. Now I am not a fan of pizza: my experience had been that, on cooling, it degenerates into the old Chinese restaurant joke, 'rubbery': it seems to me no more than a cosmopolitan Welsh rarebit. But, the slice I was offered was delicious with a stone-baked crust which remained crisp and tasty. Fay's chicken was in a creamy white sauce, with a hint of garlic. Mine was the 'cacciatore', and the hunter had successfully captured several succulent black olives, slices of mushroom, served up in a rich and tasty tomato sauce. Before this degenerates into a restaurant review (and I haven't even started on the delicious tiramisu, made to grandma's secret recipe), I'd better start another paragraph, and get on with my story.

While we were enjoying our chicken, a couple came in, presumably father and son. As they sat near us, I watched surreptitiously, as you do. The half-turn of the man's head as he chatted, in Italian, to Leo, and his whole body language identified him to me. But, you know how it is with English reserve: we would rather pass up an encounter than risk the acute embarrassment of a mistaken identity. We paid and left after a pleasant meal. Fay had forgot her handbag.

I returned, and swung it on to my shoulder, with the usual merry quip about it not being mine, but a friend's. The man looked up and said,
'You don't remember me, do you?'
'Indeed I do! How are you?'

It was Leo: another Leo. Who, some years before had run another nearby Italian restaurant: Rom'antica. Which endeared me not only for its authentic cooking, but also its title, an Italian pun (= 'romantic' and/or 'Antique Rome'). We exchanged pleasantries, both with him and his son: a bearded young man, who, as schoolboy had served us sometimes, with great professional panache. I regretted the passing of 'Rom'antica'. The cliché of French restaurants, 'Le patron mange ici' as a term of praise, is carried to greater heights when an Italian in the catering trade chooses your local Italian restaurant! So, I could not resist a story of two Leos in a restaurant so named. One tale of two restaurant 'lions' at the Black Cat.

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There is a preoccupation here in the UK with our perception of the worth of our principal asset, our home. We have watched with mounting horror the recent gyrations of our own net worth, as the property markets have rocked and rolled through the recession. Note, please, that - very deliberately - I used the past tense. We do think the worst is over - but that there is still a long way to go before full recovery.

And don't think that that's all the good news now out of the way. Prices are "soft" and volumes are still depressed, both overall throughout Bournemouth and Poole (down approximately 10% in 2010 so far on 2009; but by nearly 50% on the peak volumes in 2007), but similarly also within Canford Cliffs, Branksome Park and Sandbanks.

But there is a silver lining - the market really is returning to a long-term norm. Banks are lending more, albeit with strict lending criteria and lower loan to value ratios. That's only sensible. Prices are adjusting - as they need to, especially at the lower end and there are some grounds for optimism. Once the bottom end gets off its "RRRR's" (sic), the rest of the market will soon follow. That does not mean a return to racy prices; so much as that there will again be a market, even if not at the highest volumes.

And it is long-term health and normality we all have to be interested in. Our view is that BOTH periods, 2006-2007 and 2008-2009, represent extreme aberrations from the "normal" market; one up, the other down. And, at last, what we see out there is the prospect of a return to "normal trading conditions", the eventual recurring pattern of long-term, sustained, steady growth. And the reasons for that?

New property is in very short supply - particularly good quality, well-built stuff. What's more, once again, the planning system is going through one of its self-denial / self-destruct phases, with the formal introduction of minimum quantities of affordable housing for almost every scheme. This, of course, will - in the long term - be seen to have stifled new supply where it is needed, so reinforcing high prices. Economic illiteracy, at its worst - but perhaps political expediency counts for more! The policy will eventually probably be abandoned - and without any ceremony. "Mad" is the one adjective, which immediately springs to mind.

A word of warning, however, for the buyers amongst you. Lurking out there in the shadows is the proverbial bull in the china shop. There have been several failures of developers over the last year. As low sales volumes have persisted, strain on cash flow has intensified. The temptation to cut corners on specification, to reduce build quality, to conserve cash is always attractive, at least among the less scrupulous of them. There are several of those, despite popular mis-conceptions! So, make sure that those Vilebrequin swimming shorts you covet, (like Tony Blair ?), are not substituted with Australian budgie smugglers, (like Gordon Brown?), revealing all the builders' cracks in the side and rear! You could find yourself left with nothing but your birthday suit; the object of popular ridicule; just as if the tide really had gone out from beneath your feet. Our advice - Research before you buy.

*Please feel free to forward comments or suggestions to jeremy.priestley@youhome.co.uk
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The Poole Literary Festival

Poole Literary Festival is set to springboard Poole onto the Literary Calendar with an outstanding line-up of acclaimed writers due to appear in October this year. The programme includes Britain's first female Poet Laureate Carol Ann Duffy, Queen of the psychological thriller Minette Walters, Master story-teller Michael Morpurgo, and a host of other literary stars from across the UK. The 3-day celebration will stage over 50 events for people of all ages to enjoy.

The stunning Branksome Beach Restaurant will host a Glittery Literary Lunch on Friday 29th October, the first day of the festival. Local author Imogen Parker will be joined by Adele Parks and Katie Fforde, it's a great chance to get 'up close and personal' with 3 best-selling Romantic Novelists.

Saturday 30th October will see Dorset Delights, a celebration of Dorset authors, music, live performance from B.O.A.T, readings from Thomas Hardy Society and a delicious homemade Dorset Apple Cake. Some of the authors appearing include Paul Atterbury from Antiques Roadshow, Sarah Challis, Joe Hashman and his gardening give-aways, Mrs Simkins with her cooking tips, Carnegie Medal winner Beverley Naidoo and Sunday Times reviewer Daisy Goodwin.

Other events include a Candle-Lit Story-Telling at Branksome Dene Community Hall, with things that go bump in the night, you'll be screaming for more! This is just a taster; for the full programme be sure to check the PLF website at **www.poolelitfest.com**. Tickets will be available from Lighthouse Poole's Centre for the Arts in August and you can book online.

Branksome Park resident and the Director & Founder of PLF, Sue Luminati, has lived in Poole for the past 26 years. Sue loves the area and is keen that others share her dream of providing the town with a festival to be proud of, 'the importance of reading in my life cannot be overstated, in some small way I hope to allow others the opportunity to be uplifted by hearing great writers talk about their work. Reading helps us understand another's point of view and allows us a glimpse into a world outside our own. I can't think of a better way to spend a weekend in October'.

Of course big plans need a budget, PLF Coordinator Tracey McGarrigan, ably assisted by Sue's neighbour Sheila Redrupp (a resident of Branksome Park) hatched a plan round the kitchen table to raise funds. They managed to secure a highly coveted £30,000 National Lottery Grant through the Arts Council of England. Tracey commented, 'News of our successful bid came on Sue's birthday, so it was cause for a double celebration. Not having to work out of a biscuit tin, means that our plans can be realised. Funding is vital to our sustainability and will always be part of our strategy to ensure we are not just a flash in the pan.'

After 18 months of planning and with the help of a dynamic steering group of local volunteers PLF has managed to engage a terrific line-up of world class authors, a stimulating programme of events, and most importantly enthused the local community with its far reaching ambitions to raise the cultural profile of the region.

You can support the festival by becoming a Festival Friend, Festival Volunteer or simply by coming along and joining in the fun! To find out more visit www.poolelitfest.com or email sue@poolelitfest.com



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