



SPRING 2010

Branksome Park, Canford Cliffs
& District Residents Association

AGM will be held at 10.30am on
Saturday 15th May in the Main Hall,
Branksome St Aldhelm's Parish Centre
(Entrance via Lindsay Road)

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EDITORIAL

It's been an interesting winter and, as we are currently without a boiler, temperatures in the house have reached some pretty low levels. 'Good for the circulation,' I tell the family and my argument is that you can always put additional clothing on. It's also interesting that just as if you want to see what your wife will look like when she is older, look at her mother, if you want to see what a man will become, look at his Dad. I never thought I would go round the house switching off lights which the children have left on, asking them repeatedly if they were born in a barn and continuously asking them to turn down the music. It reminds me of the story about the young man who at the age of twenty was amazed how little his father knew but by the time he reached thirty it was incredible how much his father had learnt! Plus ça change, plus c'est la meme chose.

I am now going to sit back and watch Spring break forth in the garden. And beautiful it will look as well!

Finally, can I just add my vote of thanks to John Defty for all his help with the magazine over many years.

Have a great Summer and hopefully we will be able to get the sun cream out this year.
John

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Notice of AGM

The Annual General Meeting of the Association will be held on
Saturday 15th May 2010 in the Main Hall at Branksome St Aldhelm's Parish Centre
(Entrance via Lindsay Road) at 10.30 a.m.

The Guest Speaker will be Warren Lever,
Poole Council's Environment and Design Team Manager.

An invitation has been extended to our MP, Robert Syms.

Please make every effort to attend

Refreshments will be available at the close of the meeting

CHAIRMAN'S REPORT

Thank you, once again, to the Committee and members for their continued support. I am also grateful to Canford Cliffs Ward Councillors who attend the Assn's monthly meetings.

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

An announcement about the AGM on 15th May is set out above - do please make every effort to come along and support your committee.

The Guest Speaker will be Warren Lever. Mr Lever is a Chartered Surveyor with qualifications in both urban design and building conservation. He spent his early years as a historic carpenter/joiner working on historic buildings and interior restoration throughout the West Midlands and Shropshire. Mr Lever continued this 'hands on work' for 8 years before moving onto private practice and local authority. Mr Lever has worked over the last 11 years for a number of regional and local governments as a professional design and conservation adviser at Cadw, Gloucester City, North Wiltshire, Winchester, Purbeck, Southampton and Poole for the past 2.5 years. Mr Lever is a former member of the Institute of Historic Building Conservation (IHBC) technical panel and English Heritage Stone Roof Working Group and has been involved as a member of the Southwest Design Review Panel and South West Design Enabling Panel. Mr Lever has a heartfelt passion to raise the quality of buildings, spaces and public realm in the Borough of Poole.

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.

As part of the development of the Site Specific Allocations DPD the second stage of informal consultation is planned for March/April and will provide the opportunity to comment on the Preferred Approach for Policies. As part of this process, work is currently in hand to review the existing 'saved' policies remaining in the Poole Local Plan First Alteration (adopted March 2004). This will be used to inform the development of the Site Specific Allocations DPD. Once adopted, the Site Specific Allocations DPD will replace the Poole Local Plan First Alteration.

2. Sir Michael Pitt's independent review of planning matters in Poole - In response to Sir Michael Pitt's Report, published in February 2009, the Council invited the Improvement and Development Agency (IDeA) to conduct a review of the Planning process within Borough of Poole and make recommendations for improvements.

The final version of the IDeA Peer Review was agreed in October 2009. The recommendations are being implemented and these will be reviewed in October 2010.

It is disappointing that some residents continue to hark back to the problems experienced under the former Head of Planning Design and Control Services Unit, despite the best efforts of the current Head of Planning & Regeneration to address these concerns.

3. Community Working Group

I am grateful to Roy Pointer for being the Association's representative during the past year. The Working Group has created a link between the community and the officers in the Planning & Regeneration Unit and is a vast improvement. The small group, representing Residents' Associations throughout the Borough, meets at quarterly intervals and raises issues that are discussed in an open and transparent way. Roy would like to up the pace of the meetings to cover more strategic issues and requested that during each meeting there was a training session for the group. This request has been accepted by Head of Planning & Regeneration and will be implemented. Roy also believes that the Quarterly Planning Newsletter is great innovation but questions its target audience and what the recipients of the Newsletter want out of it.

4. Planning Enforcement, Tree Preservation Orders/Tree replacements

Recent articles and features in the local and national press have highlighted the issue of beautiful, mature and valuable trees in Poole being relentlessly vandalised in a bid to kill them off, usually done to aid development or to secure a sea view.

Unusually, in Poole, trees at Whitecliff have had to be protected by Tree Preservation Orders, because of the amount of vandalism.

Damaging trees protected by preservation orders is a growing problem, particularly in Lilliput and Canford Cliffs. Roots of mature trees are being damaged, crowns are being chopped out and they are being poisoned.

Andy Dearing, Borough of Poole's Enforcement Officer, has said that they have dealt with five or six such cases in the past twelve months. Since January 2007 there have been nine successful prosecutions, netting £21,950 in fines and costs and 17 formal cautions.

Offenders risk a fine up to £20,000 in a magistrates court or unlimited in a crown court. Anyone with information about this or any other damage to trees in Poole should contact the Planning Enforcement Unit on 01202 633304.

Another source of irritation is the number of illegally displayed estate agents boards. Planning Enforcement are having a crack down on Estate Agents Boards. A letter went out in January informing Estate Agents that they need to remove redundant boards within 7 days. If members notice any properties that appear to have had Sold/To Let or Let By signs up for months on end please contact the Planning Enforcement Unit on 01202 633304 and officers will investigate.

Other Planning Enforcement issues....

Bella Rosa, 37 Haven Road (*Erection of blue oblique glass screens positioned around the timber decking area located at the front of the property*) - Owner required to comply within two months from 05/03/10.

75 Canford Cliffs Road (*Alterations to existing entrance to form new vehicular access with gates*) - The works closing the unauthorised entrance has been completed.

55 Canford Cliffs Road (*Front boundary treatment and gates does not comply with Branksome Park Conservation Area Character Appraisal and Management Plan*) - The new owners have contacted the LPA directly and advised that they are willing to undertake some works to the boundary. However, there are some sticking points so it is still the LPAs intention to serve a formal notice in the near future.

19 Mornish Road (*Tree replacement*) - Preparation for presentation of the details of this case to legal advisers are underway.

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*) - Legal documents are being prepared in order to prosecute the developer for failing to comply with an enforcement notice also served regarding the boundary fence.

2 Compton Avenue & 93 Lilliput Road (*Boundary treatment*) - Hedging was due to be replaced during the dormant season at the end of October 2009 but no action to date.

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 - The planning application for the erection of a 36-bed hotel with ancillary and service accommodation, 2 x 2-bed apartments and 3 x 3-bed apartments, with basement parking; re-arrangement and new landscape for the existing Compton Acres parking area; and demolition of the existing former office building set within the current car park, was granted on 04/03/10.

Planning permission for non-ancillary offices on the site was granted on 07/12/98. It appears that this non-ancillary use has been relocated to a different area on the site, and the Local Planning Authority is having a meeting with the owner to establish whether an application to regulate this change is required

7. Noticeboard at Canford Cliffs Library - Members will have noticed a new Noticeboard at the Library. This was donated by the Association and this is acknowledged on the Noticeboard but as it is difficult to read the current lettering, the white text is being replaced with black.

8. Canford Cliffs Village/'Sunken Garden' at Pinecliff Gardens - The proposal to plant trees in Haven Road is being progressed.

At a site meeting at the 'Sunken Garden' on 20/01/10 attended by Cllrs Mrs Haines, Neil Sorton, Keith Alcroft & Ian Lewis, Chairman of Dorset Lake Residents' Assn and myself, it was agreed that the planting in the sunken garden should be improved and the shrubbery immediately below the Southern wall to be cut back to allow a better view in the direction of the Isle of Wight.

NB. It may be possible, in the longer term, to remove the holm oak on the cliff face to provide a better view of the harbour. It was proposed the planting up of the beds with different species to fill in the gaps left by varieties that had not coped with the last two cold winters.

Other options such as the laying of plastic and stones have been discussed but the Council feel that these are not the long-term solution that they initially seem as, after only a short time, dirt and leaves build up between the stones, providing a base for weeds to become established. The maintenance of such areas can then become a problem or require the regular use of herbicides which is not desirable. There would also be a concern that the stones would be at risk from being taken or thrown around.

It is unfortunate that the Council were not in a position to replant the beds last winter and have therefore already missed one growing season last year, which has meant the garden has had to appear in an uncared for state for longer than would have been desirable. However, the Council are now in a position to try to address this and bring some colour back to the gardens, with the intention of watching them develop and complement the plants already succeeding there.

The Council feel that the best way forward at this current time is for it to proceed with the planting up of the beds as discussed and planned, with the expectation that the new species selected will become established (The varieties chosen are drought and frost resistant). Should it be found that these fail to thrive after a reasonable period of time has been allowed for establishment, then other options would need to be looked into, but this is not expected to be the case.

By the time members read this report, it is expected that the Council's Grounds Team will have been on site to plant the beds up.

9. Canford Cliffs Chine & Canford Cliffs Play Area - The Play Area which was on Leisure Services' list for the current year is now 'on hold' and will not be carried out until some time next year. The upgrade of 22 play areas identified under the Playbuilder Scheme has to be completed by 2011, so these play areas have to be dealt with first.

10. Public Rights of Way:

Westminster Road end of Dalkeith Road - The Authority has made the decision to improve the lower section of the path as the unmade section meets the tarmac. The works will be carried out on 20/03/10. At this time the stones that have been erected will be moved to the side but left on site for collection by the owner, the kerb stone and ditches will be removed to create a 2.5m wide section of ramped footpath suitable for pedestrian use and DDA compliant (Disability Discrimination Act).

The works will be photographed and catalogued and should in the future these works be damaged, the stones re-erected or any other obstruction placed on this or any other section the Authority will recover their reasonable costs from the person/s responsible.

Buccleuch Road to Lakeside Road - No new developments

Bessborough Road - No new developments

11. Prime Transport Corridor - Lindsay Road to Station Road - Plans for the provision of a zebra crossing at or near the location of Penn Hill Avenue and Spur Hill Ave, constructed as part of the cycleway/resurfacing works planned for spring 2010 was approved by the Transportation Advisory Group at their meeting on 4/02/10.

12. 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 land at York Road to create a 116 bed care home with an associated Day Centre) - this application was reviewed by the Planning Committee at their meeting on 25/03/10.

13. Council Tax 2010/2011 - The increase in Council tax was set at 2.9% at the Council meeting on 18/03/10. Poole continues to suffer one of the lowest government grant settlements in England.

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 Programme - Although this project has now been running three years, the Monthly Progress Update December 2009 listed eight projects classified as '*awaiting definition*'. It is considered that this terminology is too loose (in project management terms) and does not convey any useful information - e.g. there are no specific targets mentioned for achievement. The Association believes that it is preferable to show dates against these items.

**** Corporate Asset Management Plan 2010-11** - This report to 'improve the Council's management of its property assets' was presented at the Council Efficiency and Effectiveness Overview and Scrutiny Committee meeting on 18/03/10.

We (the former Alliance of Poole Residents' Association's) raised the issue of the Asset Management process at a meeting with the former Chief Executive as long ago as **06/12/01**. An officer from the Financial Services Unit wrote to us on 11/12/02...

“I am reviewing the information held on the asset register to try to make it a more ‘complete’ document from an accounting perspective. This is obviously an ongoing process and will take some time.”

Clearly, when the officer said “This...will take some time.” I am sure we were not expecting it to take this time.

14. Quay Thistle Hotel - Andy Taylor, Head of UK Property, Stenham Property Limited wrote to me on 05/01/10 “Following the recent debt restructuring I have arranged a meeting with our professional team next Friday to look afresh at the various development proposals which have been prepared for the site. Following this I hope to meet Poole Borough Council before the end of January.” No further news has been posted on the Borough of Poole website.

When the planning application eventually goes before the Planning Committee, depending on the extent of public interest, there will either be a special meeting or a time extension for representations at the usual Planning Committee.

15. Future of Grade II* listed Upton House - At a meeting of the Environment Overview and Scrutiny Committee on 31/03/09, Members were recommended “to ask the Cabinet to: adopt the ‘Future Direction of Upton Country Park’ report and for officers to progress the actions included in the report’. As far as I am aware, the only new development is note in Appendix 1 - Service Aspirations of the Corporate Asset Management Plan 2010-11, which reads “Upton House and farm - Conservation Plan and Development Plan to increase revenue”.

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, including

- **The Central Cafe/ Mezza Luna Restaurant/ Boat House** - These continue to be popular with the public visiting the Park and are now well established. It should be noted that the toilets just inside the main entrance to the Central Cafe are public toilets and are open when the Cafe is open and are free without needing to make a purchase in the Cafe.

- **Islands in the Lake** - The dredging of part of the salt-water lake was carried out in 2007 and five islands together with two large reed beds, where there is a regular inflow of fresh water into the Lake, were formed. The islands and the reed beds will take a number of years to become fully established but over the past year have become more mature with definite signs that nature is taking over.

- **The Old Swimming Pool Site in Park Lake Road** - The Friends have won the battle to keep this area safe from being developed for housing. Little has happened during 2009 to develop the land further although there are signs that members of Poole Harbour Canoe Club are preparing their site. It is hoped that the remainder of the site (the area alongside the cycle track) will be landscaped and brought into public use early in 2010. This is later than we had wished but there have been significant problems which could not have been foreseen when our original plans were being discussed with Leisure Services.

- **Other Issues**

Canada geese; everyone is well aware of the problems caused by these birds and the mess they leave. The Friends policy on culling of geese in the Park was revised during the year and the

Friends are now no longer against culling in the Park. However, the Friends cannot cull geese themselves and it is up to others to make the decisions about this. It just gives others more freedom to do what is or may be necessary. It is thought that the number of geese visiting the Park is gradually reducing, whilst the Park's population of rarer Barnacle Geese and others may be on the increase. Not all geese in the Park are Canada Geese.

The experiment with the small areas of **reed beds** around the saltwater lake especially on the south side, alongside the railway, continues and there has been successes; but maintenance of the cages and supports seems to be poor and suggestions have been made that where the reed bed experiment has failed these should be removed. One of the main problems is that the reed beds and the equipment provided to support them attracts floating litter which is unsightly and seemingly difficult to remove. Although we understand the need for the experiment, unfortunately it is not visually attractive and adds little to the natural beauty of the Park.

The subject of **traffic problems in the Park** continues. Whilst the majority of motorists are sensible and generally stick to the speed limits using the roads with consideration for others, little has happened during the year to actively control those who abuse the speed limits and we will continue to campaign against these inconsiderate motorists, especially, those who use the Park as a rat-run during the evening peak. All the car parks in the park have been resurfaced during the past two or three years and most of the yellow lining has been renewed.

Car parking in the Park is being closely monitored and there appears to be a need for some rationalisation of the restrictions both for the parking on the Park roads and in the three main car parks. The Friends have made some proposals to the Council and are currently awaiting a response.

The Putting Green and Crazy Golf, many thanks to the concessionaire, who runs this area of the Park for the improvements that are being undertaken over the winter period, it is hoped that this will result in these attractions better used later in the year.

17. Southern Poole Chairman'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 included the Community Working Group (AGM proposals), Town Green Applications, Playground installations, including Sandbanks Play area, queuing cars in Banks Road waiting to enter Sandbanks Car Park and parking of parents' cars in the vicinity of Lilliput 1st School.

18. Poole Partnership

I've been involved with the Poole Partnership (the Local Strategic Partnership for Poole) since its inception in 2002 in my capacity as the Steering Group representative for Residents' & Tenants' Assns and Community Groups. The Steering Group, of approx 25, represents the community, voluntary and faith groups, businesses and the Public Sector.

As I mentioned in my last report, the key decision makers are the Poole Partnership Performance Management Group, who are the partners representing the Local Authority and the Statutory Agencies who, by pooling resources and working together, can act for the greater good of the local authority area.

19. 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*:	19 May
Planning Committee:	13 May
Council Meeting:	11 May

** 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 hopeful that this role will filled soon. I would like take this opportunity to pay tribute to the help and support which I receive from the Association's President. Terry Stewart.

Hon Treasurer - John Defty stepped down at the Association's meeting on 10/03/10 as Hon Treasurer. I am grateful to John for all his hard work over the past eight years and, not least, for distributing the magazine each half year for a number of years. I am pleased to report that Paul Fearnley has kindly agreed to take over this role.

Minutes Secretary - Val Short also stepped down at the Association's meeting on 10/03/10, having served as Minutes Secretary for six years and I am pleased to report that Carol Parkin has kindly agreed to take over this role.

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.

Membership Report

2009 was a quieter year for new members. However, with a constant movement of people both in and out of our area, there are opportunities to find new members. Perhaps you have a new neighbour who you could approach - on the basis "if you don't ask you will never know"- do have a go!

There have been occasions where I have asked and the response has been - "we have not been asked to join before!"

If you live in a flat complex you may receive our Spring and Autumn magazines through our 'Bulk Order' system. If you are not receiving our two magazines do mention to your 'Management' that we have special rates for flats - my telephone is below.

Our thanks to our Road Wardens for their efforts throughout 2009.

Michael Bond
708938

Treasurer's Report

The audited accounts for 2009, showing the Accumulated Fund standing at £34,501 and representing an excess of income over expenditure of £2,584 for the year appear elsewhere in the magazine.

Bob Young (in charge of advertising) has surpassed himself as the magazine becomes self-financing for the first time.

I am as ever, indebted to Stan Alfert, Michael Bond and Bob Young for their support and assistance. I am now stepping aside after eight years as your Treasurer - as a necessity rather than by choice, and I offer my very best wishes to Terry Stewart, John Sprackling and all of the officers and, indeed the members of the Association and to my successor, Paul Fearnley who, I am confident, will enjoy the job as much as I have.

John Defty,
Hon. Treasurer
26th March 2010

BRANKSOME PARK, CANFORD CLIFFS & DISTRICT RESIDENTS ASSOCIATION**Income and Expenditure Account For The Year Ended 31st December 2009**

	<u>2009</u>	<u>2008</u>
	£	£
Income		
Subscriptions received during the year	5,562	6,050
Deposit Interest:	43	1,009
	<u>5,605</u>	<u>7,059</u>
Expenditure		
Magazine and circular expenses	5,093	4,739
Less Advertising revenue	5,165	3,720
	(72)	1,019
Committee and secretarial expenses	1,837	1,446
Committee and Association meetings	322	226
Annual General Meeting:	181	173
Subscriptions and donations	544	1,478
	<u>2884</u>	<u>3,323</u>
Legal fees	-	840
Donations	-	4,000
Bad debts	-	250
Corporation tax	209	245
	<u>3,021</u>	<u>9,677</u>
(Deficit) Excess of income over expenditure	<u>2,584</u>	<u>(2,618)</u>

Balance Sheet At 31 December 2009

Accumulated fund		
At 1 January 2009	31,917	34,535
(Deficit) excess of income over expenditure	2584	(2,618)
At 31 December 2009	<u>34,501</u>	<u>31,917</u>
Represented by:		
Investment: Barclays	28,768	28,725
Barclays Current Account	2,177	1,853
Alliance Leicester Bank Account	2,751	1,064
Debtors: Advertising Revenue	805	275
	<u>34,501</u>	<u>31,917</u>

Approved:

J Sprackling
ChairmanJ M Defty
Honorary Treasurer

12 February 2010

Honorary Auditors Report

We have examined the above Accounts, which in our opinion give a true and fair view of the income and expenditure for the year and of the Association's state of affairs at 31 December 2009.

Schofields

Schofields
Chartered Accountants
6th Floor, Dean Park House, Dean Park Crescent, Bournemouth.

12 February 2010

Planning Report

Contentious applications dealt with or currently being dealt with within the last six months include:..

19 Sandbourne Road (*Demolish existing and erect 5 apartments over 3 storeys with basement parking and associated cycle and bin store*) - application granted 11/02/10.

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) - Planning Inquiry has been fixed for 20/04/10 and three days had been set aside for this. This will be an important test case for Branksome Park.

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*) - Application refused under delegated authority on 29/01/10 is now the subject of appeal to be determined by Written Representations.

10 Nairn Road (*Demolish the existing house and erect 2 x 4 bedroom maisonettes with associated parking*) - Letter of objection lodged on behalf of Assn on 24/10/09. Application refused on 08/02/10.

11 Westminster Road (a) Demolish existing and erect a block of five flats with basement parking & (b) Demolish existing and erect three detached two storey dwellings with integral double garages. Letters of objection lodged on behalf of Assn on 22/10/09 and 24/10/09 respectively. Applications refused on 24/11/09.

NB Revised application to demolish the existing building and construct three detached houses with associated parking and access lodged on 25/01/10.

4 Lawrence Drive (*Demolish existing buildings and erect 1 block of 8 apartments with assoc parking*) - Letter of objection lodged on behalf of Assn on 20/11/09. Application refused on 05/03/10.

24 Cliff Drive (*Extension to existing beach hut & relocate steps (revised Scheme)*) - Letter of objection lodged on behalf of Assn on 08/01/10. At the time writing this report this is still a 'current' application.

2 Tower Road (*Demolish existing dwelling and erect 3no. detached houses with integral garages*) - Letter of objection lodged on behalf of Assn on 15/02/10. At the time writing this report this is still a 'current' application.

Chairman's note: The Association continues to maintain a 'watching brief' in the case of the following applications...

12 St Clair Road (*Construct 2 detached dwellings with associated parking. (Revised Scheme)*) - Application was approved by the Planning Committee at their meeting on 17/09/09.

10 Wilderton Road (*Demolish existing and erect a two storey, five bed detached dwelling with rooms at basement level and in the roof space with dormer and velux windows. A detached double garage with a dormer window. (Revised scheme)*) - Application was approved by the Planning Committee at their meeting on 22/10/09.

7 Ventry Close (*Erect a link-detached 3-bedroom dwelling (revised scheme)*) - the appeal against the Council's refusal to grant these applications was dismissed by the Planning Inspector on 23/09/09.

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 'Current' applications.

20 Balcombe Road (*Demolish existing and erect 3 detached houses (Revised Scheme)*) - Application refused on 27/05/09) - the appeal against the Council's refusal to grant these applications was allowed by the Planning Inspector on 02/12/09.

Kingsgate, 7 The Avenue (*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.

4-6 Compton Avenue (*Non material amendment of planning permission 06/12687/005/F to extend basement parking, an additional staircase, two roof lights, convert half gable window to full height*) - Application registered on 14/10/09. There is a technical issue regarding the minor amendment, in relation to correctly linking the amendment scheme to the section 106 agreement of permission 07/12687/006/F which the LPA is trying to sort out with the agent.



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A Hidden Garden in Canford Cliffs

Next time you take a walk in Canford Cliffs you should visit the garden of the Church of the Transfiguration in Chaddesley Glen, which forms part of the Harbour Heights Conservation Area. It is almost hidden behind a tall hedge which provides shelter from the noise of traffic and building contractors. The garden comprises natural woodland, bushes and meadow plants as well as benches offering splendid views over Poole harbour and the Purbeck Hills.

The garden is maintained by the Gardening Group - a volunteer team of parishioners and friends who meet every Tuesday morning to tackle the work of keeping it in order. Every year they enter the Living Churchyard competition, organised by the Dorset Wildlife Trust, and they regularly receive high commendations. Their aim is to make the churchyard a haven for native grasses and wild flowers for the benefit of the local community in the wider sense, i.e. not just local residents and holiday makers, but including the foxes, squirrels, toads, hedgehogs, bats, birds, butterflies and bees which inhabit the area.

Financial support comes from the sale of plants and flowers and occasional donations - including one notable gift from the Residents' Association, for which we reiterate our thanks.

If you would like to help in this rewarding work please contact Bob Milligan (tel. 700780) or Beryl Thomas (tel. 708704) or come along on a Tuesday morning and join us. You would be most welcome, and a cup of coffee awaits you.

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It's not always the fault of the Call Centre.....

Operator: Computer assistance, may I help you?
Caller: Yes, I'm having trouble with my word-processing package.
Operator: What sort of trouble?
Caller: Well, I was just typing along and all of a sudden the words went away.
Operator: Went away?
Caller: They disappeared.
Operator: So what does your screen look like now?
Caller: Nothing
Operator: Nothing?
Caller: It's blank and it won't accept anything when I type.
Operator: Are you still in the system, or did you get out?
Caller: How do I tell?
Operator: Can you see the 'C: prompt' on the screen?
Caller: What's a 'sea prompt'?
Operator: Never mind. Can you move your cursor around the screen?
Caller: There isn't any cursor: I told you, it won't accept anything I type.
Operator: Does your monitor have a power indicator?
Caller: What's a monitor?
Operator: It's the thing with the screen on it that looks like a TV.
Caller: Does it have a little light that tells you when it's on?
Operator: I don't know.
Caller: Well, look on the back of the monitor and find where the power cord goes into it. Can you see that ?
Operator: Yes I think so.
Caller: Great. Follow the cord to the plug and tell me if it is plugged into the mains socket.
Operator: Yes it is.
Caller: When you were behind the monitor did you notice that there were two cables plugged into the back of it, not just the one?
Operator: No.
Caller: Well there are. I need you back there again and find the other cable.
Operator: OK, here it is.
Caller: Follow it for me, and tell me if it's plugged securely into the back of your computer.
Operator: I can't reach it.
Caller: OK, well can you see if it is?
Operator: No.
Caller: Not even if you put your knee on something and lean way over?
Operator: Oh, it's not because I don't have the right angle - it's because it's dark.
Caller: Dark?
Operator: Yes. The light is off and the only light I have is coming in through the window.
Caller: Well turn on the light.
Operator: I can't.
Caller: Why not?
Operator: Because there's a power failure.
Caller: A power....power failure! Aha....OK, we've got it sorted now. Do you still have the boxes and manuals and all the packing your computer came in?
Operator: Yes, I keep them in a cupboard.
Caller: Good, go get them. Now, unplug your system and pack it up just like it was when you got it. Then take it back to the shop you bought it from.
Operator: Really? Is it that bad.
Caller: Yes, I'm afraid it is.
Operator: Well, all right then I suppose, but what do I tell them?
Caller: Just tell them you're too b . . . y stupid to own a computer.

Canford Cliffs - the "Alpha Bet" shaped Property Market

In overall terms, we believe we are still bouncing along the bottom of the possible medium-term "U" shaped property market performance, where the data shows total sales by both volume and value well down on 2007 (the peak of market activity):

and value well down on 2007 (the peak of market activity):

Location	Volume of Sales		Total Sales - £ million	
	2007	2009	2007	2009
Canford Cliffs	16,009	8,890	£4,234.00	£2,129.00
Canford Cliffs (CC)	139	80	£111.20	£51.00
Change in period		Minus 43%		Minus 54%

Even more intriguing though are the segments of the market where activity may be concentrated and what that demonstrates about the current situation:

Location	Volume of Sales		Average Prices Achieved	
	2007	2009	2007	2009
CC only	80	46	£561,000	£432,000
Change in period		Minus 42.5%		Minus 23%
JS&ES only	59	34	£1,794,000	£934,000
Change in period		Minus 42.5%		Minus 48%

What sells in CC are houses, mainly in the mid-market segment (£700,000 to £1.5 million), at the expense of the top end of the market (£1.5 million plus) but also from the middle segment. In fact, although not shown in the table above, total sales in CC went up in 2009 by in excess of 20% (more, higher-priced properties sold) so in that, there were 16 mid-market sales, slightly down on 2007 but still a good price. Our conclusion is that CC had a "V" shaped performance.

Comparison of these same statistics against Sandbanks (a completely different, much smaller market place in terms of volumes, and with a greater reliance on second home owners, but a market nonetheless with which we need to compare themselves) shows that sales volumes (flats and houses) were down about two-thirds in 2009 over 2007. This would imply that, if any owner there wants to sell, prices will need to be "adjusted" considerably more to attract a number of buyers for that location. Sure, there's a premium for the top of the waterfront but little depth. Could this be a "W" market, with a longer time for activity levels to return?

Can we even contemplate "X" markets, (unless that's the comparison between Sandbanks and the rest of Bournemouth!), let alone "Y" or "Z" markets. What

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To: The Hon. Treasurer
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22 Lindsay Road, Branksome Park,
Poole BH13 6BD

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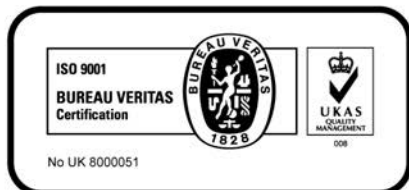
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The Choice

The 2010 General Election gives us all reason to think about our country and the sort of leaders and communities we want. The emerging abuse of parliamentary expenses has done much to damage the reputation and credibility of members of parliament, but it doesn't help if we wash our hands of elections and wait and see what happens. There is too much at stake. Rather, we should remind ourselves of our heritage based on democratic freedom of speech and choice, and seek to maintain and improve it.

It is natural for us to consider the issues which affect us, our families and our friends, and to vote for those who most nearly match our aspirations. It is also part of our heritage to build a safe, fair and just society where the well-being of those outside our immediate circles is of concern. A sound and healthy community is important for the common good; and this concern extends beyond the UK to our support of some of the poorest peoples of the world.

In our community life consideration needs to be given to the effects of recent decades of social and political policy - for good and for ill. The quality of health, education and public services we enjoy are high and, for many in other parts of the world, are the stuff of dreams. But damaging in our society has been the undermining of the traditional family, the prevalence of casual sexual encounter, the abuse of alcohol and drugs, the greed of some financial institutions, the continuing gap between rich and poor and the sexualisation of young people. The depth of present problems suggests that we have been short-sighted in some of our choices and policies.

In elections the predominant issues are often economic. Candidates appeal to our self-interest. Will we be financially better-off or worse-off under each political party's proposals? But equally important are the issues which affect the quality of our society - the strength of families and relationships, the care of the young and the old, the way we treat the most vulnerable. Loneliness is a real issue for a number of older local people. Peer pressure is considerable for young people. Adults who are responsible for younger and older at the same time are stretched to capacity.

Society is holding its breath to see what the outcome of our election choice will be this year. One thing is certain: we can all make a difference to our society by being ready to take the needs of other people seriously and to adhere to the highest and best philosophy of life we know, rooted in our historic Christian culture which has, at best, so much to offer.

John Byrne, Vicar
All Saints', Branksome Park

YOUR LOCAL GARDEN CLUB

L e a r n

R e l a x

E n j o y

In a previous edition of this magazine we told you about **Parkstone Gardeners' Society** which meets on the third Tuesday of the month at the Branksome St Aldhelm's Centre between Poole Road and Lindsay Road commencing at 7.30 pm.

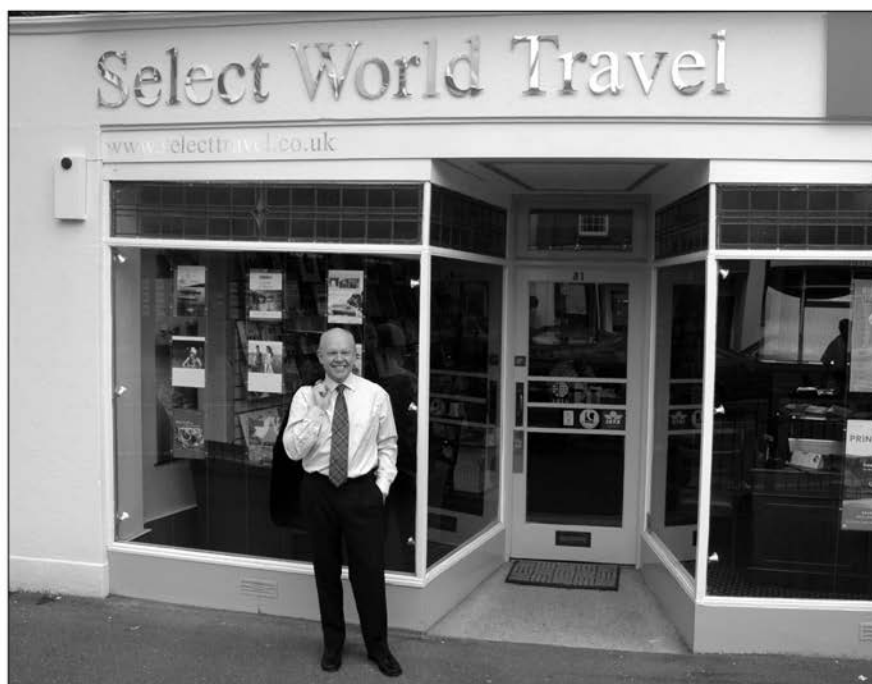
The programme for the rest of 2010 is shown below and they would be delighted to welcome visitors who would like to sample the fare at a nominal £3 per meeting or better still join for a whole year at £13.

April 20	Elizabeth Witcombe	“Flower arranging for the show”
May 15	Plant Sale at St John’s Church Heatherlands Ashley Rd 10am-12 noon	
May 18	Diana Guy	“Forgotten Treasures: using Annuals & Biennials”
June 15	D Lindon-Critchley	“Unusual Ways with Vegetables”
July 10	PGS Summer Flower Show Free Admission 2pm - 5pm	
July 20	No Meeting	
August 17	A Presentation by Cherry Tree Nursery	
Sept 21	Irene Bowron / Macgregors Plants “Trees & Shrubs for Small Gardens”	
October 19	John Blanchard	“Bulbs for the Alpine Gardener”
Nov 16	The Gold Club	“House plants for Christmas”
Dec 7	AGM & Flower Arrangement Competition	
2011		
Jan 18	Stephen Griffith/ Head Gardener Abbotsbury “Abbotsbury, Past, Present & Future”	

Please visit their website at <http://parkstonegardenerssociety.org> or phone the membership secretary Pam Bassil on 752014 who will be happy to answer any questions you may have.

(Stan Alfert is a member of BPCRA executive committee and currently Hon Auditor of Parkstone Gardeners. His contact details are shown elsewhere in this magazine) A-160310

welcome to our world



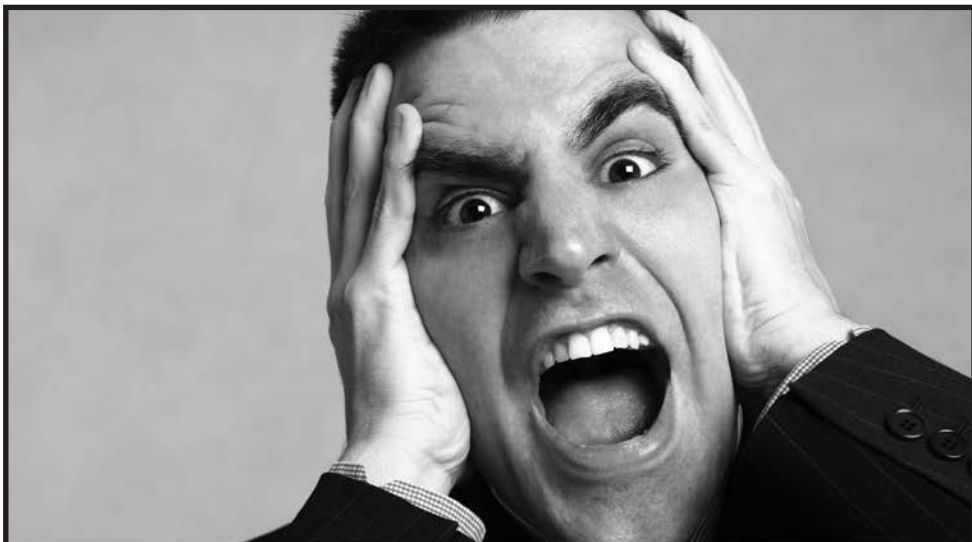
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I wish I'd said that.....!

If at first you don't succeed, redefine success.

Hard work never killed anyone, but why chance it?

I think sex is better than logic, but I can't prove it.

If a thing is worth doing, it would have been done already.

Ham and eggs: a day's work for a chicken; a lifetime commitment for a pig.

Good health is merely the slowest possible rate at which one can die.

Confession is good for the soul, but bad for your career.

Money isn't everything, but it sure keeps the kids in touch.

Losing a husband can be hard. In my case it was almost impossible.

Is reading in the bathroom considered multi-tasking?

Seen it all. Done it all. Can't remember most of it.

Why do bankruptcy lawyers expect to be paid?

If you think nobody cares about you, try missing a couple of mortgage payments.

Attempt to get a new car for your spouse - it'll be a great trade!

I'd kill for a Nobel Peace prize.

Love may be blind, but marriage is a real eye-opener.

Hell hath no fury like the lawyer of a woman scorned.

Bills travel through the post at twice the speed of cheques.

Hard work pays off in the future. Laziness pays off now.

Borrow money from pessimists- they don't expect it back.

If at first you don't succeed, then skydiving definitely isn't for you.

I couldn't repair your brakes, so I made your horn louder.

Artificial intelligence is no match for natural stupidity.

If at first you don't succeed, destroy all evidence that you tried.

Friends of Wessex Assisting Dogs - Can you help?

Many of us are very aware of Guide Dogs for the Blind and Hearing Dogs for the Deaf but are less aware that dogs can help people with numerous other serious conditions. For example dogs are able to assist in Cancer and Bio-detection and raise the alarm when owners are experiencing early signs of hypo diabetes.

Friends of Wessex Assisting Dogs is a local charity that provides awareness, grants and support to people who have or need the care that a suitably trained dog can provide. In many cases these dogs allow their owners to live at home and retain the independence that is so important to all of us.

The Charity is based in Parkstone and is desperately in need of a PR person to help with their activities. If you could help or would like to get involved with the Friends in any capacity could you please contact Carole Cluett 01202 722217 or email info@fwad.org

Many thanks

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Lawn Update

Blooming marvellous this weather, from a very cold winter to a rather late spring. The winter was indeed cold with some lengthy delays of snow fall and deeper, colder frost than normal. With any luck it should have wiped out a few of the bugs that plague our gardens, although my findings are not so much the bugs as to a few of the Mediterranean plants that usually thrive so well. The cold spell has indeed lasted long and it is only the recent rainfall that has been enough of a trigger to start springtime. No matter how cold the rain feels it is usually warmer than the wintered soil and this rain usually raised the soil temperature to a level where spring can bloom. The daffodils are at last flowering and the grass showing rapid signs of recovery from its yellower than usual state.

So what has the year to offer for way of seasonal change? Frosts and snow in winter, rain in March/April... dare I suggest that the seasons may continue to be more traditional rather than our usual muddle of mild wetness! A good productive spring for the garden followed by a lovely sunny summer? Nature has a way of sorting things out so I suggest that byway of experience you follow a well laid out plan for a more traditional year.

Through winter and spring we have been busy preparing ourselves. Machinery serviced in January and the early Spring feeds and moss controls through February and March. Take care when choosing the first feed as I find that due to manufacturers trying to cheat it all into one bag of 3 in 1 miracle products that the moss part is too late, the weed part too early and the feed is too strong. All this bagged together and it usually manages to burn the grass for the next 18 months. We use professional range of materials and tend to apply the treatments separately to get real results. Our feed and moss control is a modern take on the good old lawn sand, this was always a great tool to start a lawn off for the year but was just a nightmare to apply. February sounds early for the first treatment but this eases the lawns out of the winter and shocks the moss ready for the start of spring and the scarifying to begin.

Scarifying should not be mistaken for lawn raking with those 'rip it all out' wire tines. The scarifier blades are solid metal blades spinning vertically down to slice through the thatch and cleanly lift out the dead grass, reduce the moss and leave the healthy green grass to thrive. Don't forget that your lawn is made up of grass plants that need the same pruning as a shrub to ensure they don't get brown and dead growth building up and leading to problems later in the year.

Looking forward to the season then a well balanced, slow release fertiliser should be used with a separate spray for weeds. Remember that when you treat a weed, the better it is growing the better the control from the treatment used, hence another reason that those horrible 3 in 1 bags are so unreliable.

Good luck for the season ahead, if you need any lawn treatments or further information on any of the above, please contact me.

Adam Carter

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Crisis, what crisis? - All aboard the Orient Express!

I quote: “The Venice Simplon-Orient-Express epitomises the highest standards of quality and gracious living. Encapsulating the grace and elegance of yesteryear, passengers enjoy immaculate service and sumptuous cuisine as breathtaking as the ever changing view beyond their picture window.”

‘Er Indoors, my dear wife Lesley, otherwise known as Miss Bennett for reasons I will not go into here, bought tickets for Christmas Lunch on the Orient Express as a surprise to celebrate my 60th birthday. (What a wife, I think I’ll keep her on!) So, she and I, together with our two daughters, Kate and Eleanor duly arrived at Victoria Station by coach to start our 5 hour journey around Kent on the Express. We were welcomed on board with glasses of champagne and shown to our own luxurious wood panelled compartment with the luncheon table beautifully laid out with crisp linen tablecloth, gleaming cutlery and sparkling glasses. More champagne was served, then having chosen a selection of fine wines, we commenced our leisurely lunch with a starter of crayfish and gravadlax, followed by artichoke and fennel soup. Main course was roasted boneless quail wrapped in bacon with delicious and exotic vegetables, this followed by the cheeseboard with home made chutney. Then followed Christmas pudding with rum crème and a raspberry coulis and finally, coffee, brandies, port and mince pies. We travelled very sedately around Kent taking in the views of the countryside and towns including the orchards. We eventually arrived back at Victoria Station, full up, rather tipsy and in common with the other passengers very noisy and happy and laden with souvenirs of the day and we rejoined the coach for the return to Poole.

It was a wonderful, even magical experience and something I often think about in these gloomy days of the “Credit Crunch”, quantitative easing, record Government debt, sky high petrol prices and so forth and I think, “come on now, life is still very good, and many things are possible if you’re just positive and go for it!” I would sincerely urge you, dear Reader, if you have not travelled on the Orient Express, do this before it’s too late even if you only take the short journey as we did. We always had ideas about flying in Concord but never managed to find the time and now that dream is unlikely to be fulfilled.

Now, why the Train Set? I run a vintage Hornby Dublo 3 Rail layout which has been featured in one or two Railway Magazines. I had seen the Orient Express Set which is excellent, featuring table lamps which light up in each carriage. I have always sworn that I would never be like other Collectors who buy things and put them away to trade on for profit later but this set is so wonderful, I just had to have it! So I broke my rule and I bought it from Trevor, a dealer at the Poole Collector’s regular Toy and Train Fair. Trouble is, it’s a 2 Rail Set so it won’t run on my 3 Rail Layout.



Never mind, it’s a beautiful thing to have and faithfully represents the luxurious travel of a bygone age in model form and is a superb reminder of a very special birthday treat. Monty Don the Broadcaster said, in a recent craft programme he is presenting about trying to get young people interested in making things, that young people now have no “product loyalty” because of our current “throw away” culture e.g. mobile phones and iPods. I passionately believe that if we as parents, grandparents and friends can encourage young people to build things such as a model railway, this could change a generation’s attitude. I would like to write more about this if I had the space in this magazine, and if you are interested let me know and I will write an article in the next edition of this Magazine about my Railway and the interest it has created amongst our friends’ children and indeed, though some won’t admit it, the grown ups who fear being labelled “Anoraks!”

Chris Stacey

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Recycling ... in Branksome Park

This is not going to be one of those hectoring articles telling you how to save the planet by switching off the little green light on your telly. No, it's more of rumination on how the habits and adages of my earliest youth suddenly become fashionable again. Particularly post-credit crunch. Come back, 'Wilful waste makes woeful want', all is forgiven: and our family motto 'Waste not, want not, pick it up and eat it' is once more bravely emblazoned on our escutcheon (wherever that is).

We have, of course, our blue bins in Branksome Park, and being a modest household of two, have chosen to change the size ratio of blue to black, the larger of the two now for recycling. No green bin: they have not reached the Lindsay Road area. Not that I'm bothered. Anything vaguely biodegradable goes on to the compost, or the very least lost in the woodland area. No self-respecting gardener should be without a compost heap of course, and no one with the privilege of a plot in Branksome Park should be anything other than a gardener. I have heard tell of people who put the biodegradable in their black bins. However, I shall not name and shame: this is the eminent journal of BPCCADRA, not 'Hello!' Magazine. The tone of this paragraph has a hint of hector, so I'll start another...

No, I was thinking of the things we've done all our lives, which now become fashionable. Having settled on the fringe of Branksome Park, and so within walking distance of supermarkets, I walk there, toting shopping bags which I've used all my life. Suddenly, there are trendy hessian bags on the street, boastfully proclaiming 'A Bag for Life'. Also, I am now awarded club points for doing what I've always done, namely, bringing my own bags, by a supermarket which shall remain nameless, but whose acronym probably stands for Triumphant Escalating Supermarkets Colonising Omnipotently.

It was Swine Flu that alerted me to another cultural change which seems to have been so far missed by the Green lobby. The current slogan 'Catch it, Kill it, Bin it' reminded me of the old wartime slogan (handed down to me by my mother, as part of the oral tradition, of course), 'Coughs and Sneezes Spread Diseases, Trap them in your Handkerchieves' (the last word coined to make the slogan scan). But I am still using the linen of my youth to attend to my nasal hygiene. How many trees would have had to been felled to keep me in tissues over the past half-century or so? And before you start on laundering, the proportion of handkerchief to total wash is infinitely small. And it's against our religion to iron in our household.

So, perhaps we should eschew the trendy¹, and go back to the wisdom of the ancients, 'Moderation in all things'. Or possibly back to the more recent, Second World War slogan, 'Make do and mend' in our attempt to tread as lightly as possible on this earth.

David Reeves, Lindsay Road

¹ I could not help a wry smile at The Times headline, 'Biofuels 'more polluting than diesel' (1/3/10)

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