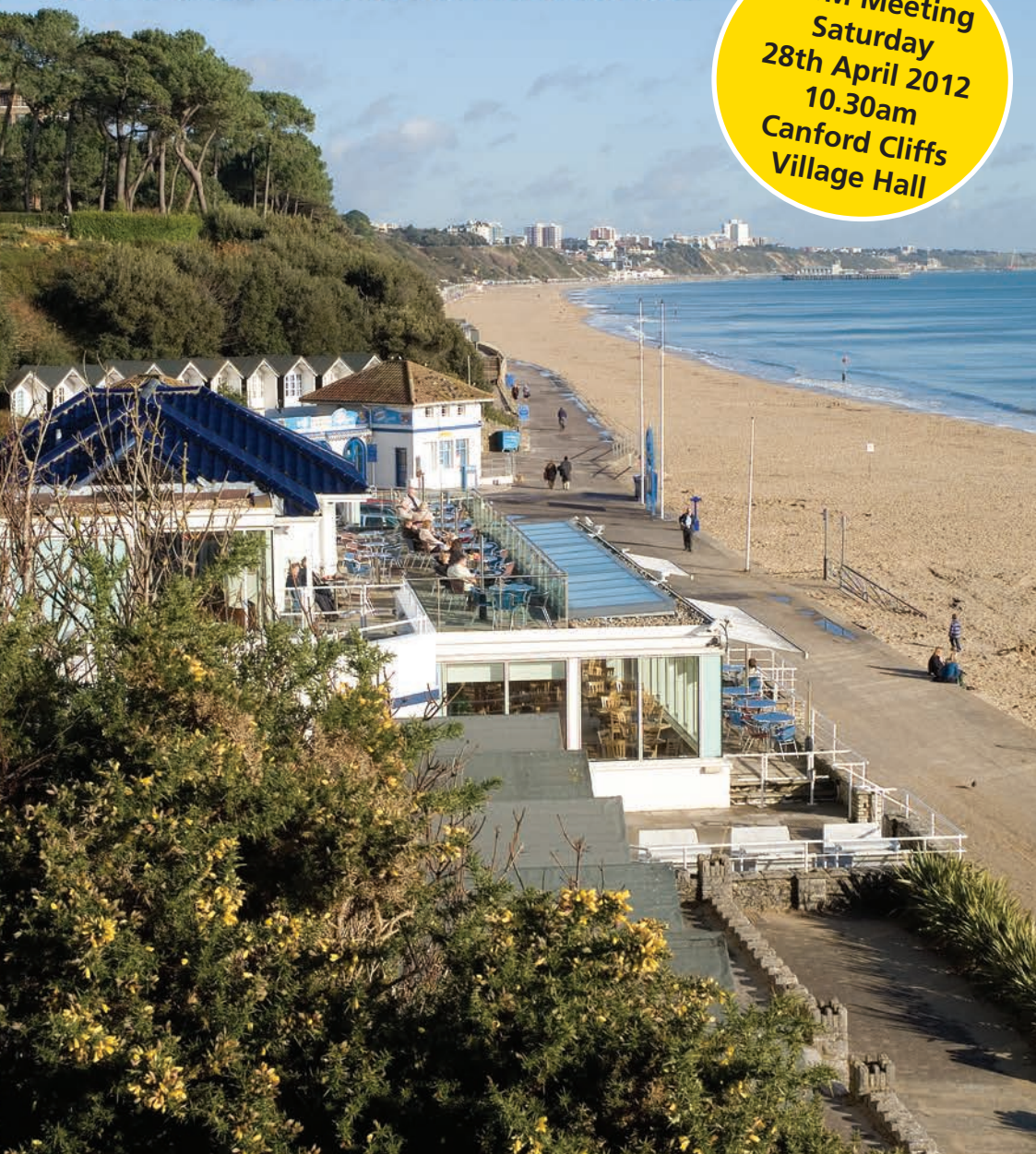


SPRING 2012

Branksome Park, Canford Cliffs
& District Residents Association

AGM Meeting
Saturday
28th April 2012
10.30am
Canford Cliffs
Village Hall



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EDITORIAL

Welcome to the Spring edition of our Association's magazine. With winter (what winter?) seemingly over it's good to see the blossom coming out and today I heard my first mower of the year.

Spring means spring clean and a resident contacted me recently to suggest we should each of us pick up five pieces of litter a day. I think that is a really good idea and it would soon make a difference to some of our open areas where Councils do not reach. Why not try it and make a difference?

Hope you enjoy this edition's content where we have articles detailing the business of the Association together with articles on the Pinecliff Gardens, something for the men and a thoughtful piece on religious symbolism by John Byrne, vicar of All Saints. Of general interest to Association members is surely the building of a huge windfarm just off our coast, the impact of which will be significant. Do try and see the presentations that are being carried out by the Dutch company involved and be sure to make your opinions known.

Have a great summer and don't forget the AGM

John Gunton

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NOTICE OF AGM

The Annual General Meeting of the Association
will be held on Saturday 28th April 2012
in the Main Hall at Canford Cliffs Village Hall at 10.30 a.m.

The Guest Speaker will be Cllr Mrs Judy Butt,
Poole Council's Portfolio Holder for Public Engagement and Participation.

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

Please make every effort to attend.

Refreshments will be available at the close of the meeting.

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.

Following my request, in the Autumn 2011, magazine for 'old' magazines, a member has kindly supplied me with a Autumn **1975** edition of the Association's magazine. Three entries caught my eye...

The Chairman at the time, Wing-Cdr H S Gibbs, wrote... *I was disappointed that only a few hundred attended our Annual General Meeting out of such a large number of members, and can only assume that there are few complaints, and residents are satisfied with the Association's efforts in protecting their interests.*

DOG CONTROL - *Amazement must be expressed at the wide difference of administration existing in this small country of ours. What is tolerated in one town is sure anathema to another and thus we, as members of a town falling in the first category, are compelled to tolerate the fouling of the acre or so of the grassed area of the cliff top adjoining Cliff Drive which surely was designed and intended to be walked over by adults and played on by children. We continue in our effort to have some restriction applied to this.*

SPEEDING & PEDESTRIAN CROSSINGS - *The Police have been requested to introduce more frequent speed traps in The Avenue, Lindsay, Western and Canford Cliffs roads. Pedestrian crossings have been requested in Lindsay Road and The Avenue.*

I am reminded of the expression "Plus ca change, plus c'est la meme chose"

1. Borough of Poole - Local Development Framework (LDF).

i) The Poole Site Specific Allocations and Development Management Policies Development Plan Document (DPD) & Delivering Poole's Infrastructure Development Plan Document (DPD)

The Council has now received the final Inspector's Reports which have concluded that both DPDs have been found sound, subject to changes identified in the reports.

ii) Affordable Housing Supplementary Planning Document (SPD) - This SPD was adopted following Full Council on 1st November 2011. Affordable housing is sought to meet local needs on all developments of 6+ dwellings.

iii) Our Streets and Spaces Supplementary Planning Document (SPD) - This SPD sets out a framework of five guiding aims to inform and guide public space improvements in Poole. Consultation closed on 13th February 2012

iv) Community Infrastructure Levy (CIL) - This is a new locally set charge which can be applied to most new development to help fund infrastructure in Poole. Once adopted, CIL will replace the Council's existing approach to collecting tariff style developer contributions through Section 106 provisions. CIL finance can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new transport networks, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres. The Draft Charging Schedule was submitted to the Planning Inspectorate for Examination on 1st March 2012

v) Central Area Urban Design Planning and Supplementary Planning Document (SPD) - Approval was given at the Cabinet meeting on 14/02/12 for the commencement of the first stages of Community Engagement for this SPD.

2. Community Working Group (CWG) - The Community Working Group was formed in 2009 and its objective is to improve the engagement and communication between the Planning and Regeneration Service and the community of Poole. The Association's representative is Wayne Hancock.

More details of the Group's activities are set out in the Minutes of the Group which are published on the Borough of Poole website. <http://www.boroughofpoole.com/planning-and-buildings/planning-information/planning-working-group-meetings>

The Planning & Regeneration Unit produce a Quarterly Newsletter and this can be accessed via <http://www.boroughofpoole.com/planning-and-buildings/planning-information/planning-news/>

3. Planning Enforcement, Tree Preservation Orders/Tree replacements

2 Burton Road - The property has been divided into two dwellings, without planning consent. The Planning Enforcement Team are pursuing this.

The Cherry Orchard, Dover Road (*Retrospective application to erect entrance gates*) - An appeal against the decision to refuse application for the gates and fence was lodged on 5th March 2012.

1 Cliff Drive (*Addition of four additional windows where there was one large one before*) - revised retrospective application granted on 06/07/11. It would seem that the outstanding s106 contribution of £5,363.22 is still in dispute.

19 Mornish Road (*Tree replacement*) - Two directors pleaded guilty and accepted a caution plus the Council's costs (which included a new tree - £3,500) following a S210(1) prosecution in July/August 2008. The new owner has agreed to carry out the tree replacement but confirmation of this is currently awaited.

Illegal tree work at 147 Banks Road - The defendants are due to appear at Bournemouth Crown Court 28 August 2012 and the case is expected to last for three days.

Heavytree Road (*Unauthorized felling of the 12m Scots pine as reported in the Daily Echo dated 23/06/10*) - Case has been adjourned until 22nd June 2012 at Bournemouth Magistrates Court at 10.00am for consideration of committal proceedings to the Crown Court.

4. Conservation Area reviews

Town Centre Heritage Consultation (combining The Quay, The Old Town and The High Street Conservation Areas and amending boundaries) closed on 23rd March 2012.

Ashley Cross Conservation Appraisal - Consultation on this re-appraisal closes on 13th April 2012.

An appraisal of the loss of Local Plan policy BE23 (*Residential development should take the form of single household detached dwellings on sites of a size consistent with that existing in the area*) on The Avenue, Branksome Park, Brunstead Road, Canford Cliffs and Evening Hill Conservation Areas has yet to be carried out.

5. Beach Master Plan - The Beach Master Plan project forms part of the Efficiency Review Programme (see 12 below) and seeks to provide a 25 year strategic and corporate vision for:

- The management of Poole's beaches.
- Improvements in leisure provision for all beach users.
- The development of a sustainable infrastructure.
- A greater return on existing assets.

The Council has launched a public consultation exercise (see www.leisureprojects.net) and this closes on 30th April 2012. A budget of £60,000 has been allocated to fund the project and the document production.

Beach Hut policy- The Association supports the call for public consultation regarding the recent Beach Hut Review Working Party recommendations to limit beach hut tenure from 2013, to five years or 10 years term for a higher premium for the whole period.

The principle aim is to reduce the current waiting list which, before it was closed, was 364 residents with up to 10 years' wait, although this is disputed.

Bob Lister, Chairman of the newly formed Poole Beach Hut Association, has written a piece about this elsewhere in the magazine.

6. Offshore Wind Farm - The Crown Estate has awarded Eneco a site west of Isle of Wight for an offshore wind farm, which has been branded as Navitus Bay Wind Park. The wind farm proposals could see between 150 and 240 turbines providing enough energy for between 615,000 and 820,000 homes. I gather that this is only true if the wind is blowing 100% of the time.

Roy Pointer, on behalf of the Association, is taking the lead on this one. The Association is concerned about the current lack of transparency in relation to the Navitus' plan. Several of us attended the recent exhibitions but found the information provided rather superficial.

7. Compton Acres - There has been no further news about the sale of this site. Because Compton Acres has a Grade II listing from English Heritage, it has legal protection from the Council to prevent any new owner changing its use, and to ensure it remains open to the public.

A meeting was held on 14th January 2012 to discuss the nuisance caused by the Priva event on the August Bank Holiday Sunday. An assurance was given that no event requiring outside amplified music will be permitted in future.



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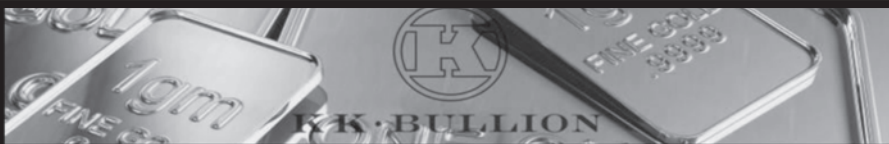
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8. Sunken Gardens at Pinecliff Gardens - The Association has been granted a Licence by the Borough of Poole to manage the sunken garden in Pinecliff Gardens near the Canford Cliffs Library. This work is carried out by a group of volunteers who meet every Wednesday between 10:00am and 12.30pm during the Spring and Summer months, under the leadership of the Association's Vice-Chairman, Wayne Hancock (Tel. 765993). The possibility of wheelchair access to the garden is being investigated.

9. Branksome Chine Gardens, Branksome Park Woods, Pinecliff Gardens, Martello Woods & Beach Road Woodland Management Plan 2001-2011 - It has been suggested that consideration might be given to the involvement of local residents in the management of Branksome Park Woods but this project is still in its infancy.

10. Public Rights of Way:

Westminster Road end of Dalkeith Road - No new developments

Buccleuch Road to Lakeside Road - ditto

Bessborough Road - ditto

Footpath 82 (Off Panorama Road) - The Royal Motor Yacht Club has been given planning consent for its marina extension. An order was made on 22nd March 2012 for the diversion of Public Footpath FP82. A section of the path will be extinguished on its current line, and a new length of path will be created to replace it. The current line starts on Panorama Road and stops at the water's edge to the North. The diverted route will split from a point in the existing line and run further to the East. This will still allow access to the water but, more importantly, will give access to the small beach.

11. 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.

Old Orchard House. 39-61 High Street - The 3rd instalment of the Employment Contribution of £150,000 due on 1st January 2011 was paid in mid-November 2011. Coltham (Orchard) Ltd has asked if the final payment of £200,000 which was due on 1st January 2012 could be paid in instalments and this has been agreed.

Quay Thistle Hotel - Craig Findleton, General Manager of the Quay Thistle Hotel was reported in the Daily Echo dated 17th February 2012 as saying: "My understanding was the hotel was going to be knocked down and a new hotel built on the corner by the roundabout. That is definitely not happening." To underline its commitment to the 70-bedroom hotel, Thistle has embarked on a programme to update it, having already revamped corridors, reception and bar with the bedrooms next.

12. Council's Budget 2012/2013 - At its meeting on 14th February 2012, the Council unanimously agreed that, for the second year running, there will be no increase in the Council Tax rate for 2012/13.

As I have mentioned previously, there are two important programmes which offer scope for producing efficiencies and savings for the benefit of Poole's council tax payers.

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i. Poole Council's Efficiency Review Programme (ERP) - The ERP was first adopted by Council in setting the 2010/11 Budget. The current schedule of ERP projects now in-hand or otherwise planned over the period of the Medium Term Financial Plan are set out below.

Efficiency Review Programme					
Service Unit / Issue	Description of Growth Pressure/Saving	Current 3 year Target 2011 to 2014	Current Amount Anticipated 2011/12	2012/13 Amount	2013/14 Amount
		£000's	£000's	£000's	£000's
Employee related	Freezing of incremental salary progression. Implementation of HMRC Mileage Rate Rebase 2011/12 scheduled savings target not specified	1500	0	(1,209)	(591)
Additional income opportunities		1000	(289)	(328)	(305)
Street scene		300		(300)	0
Facilities Management		290		(290)	0
Administration Buildings		250		(250)	0
Customer Transport		264	(200)	(199)	(65)
Revenue & Benefits	Housing Benefit Business Process Re-engineering	263	(151)	(112)	0
Communications		200		(100)	(100)
ICT Print Strategy		110	(86)	(110)	0
Training & Development		50		0	(50)
Beach Master Plan		50		0	(50)
Upton Country Park Strategy		50		0	(50)
Strategic Procurement	Rebase previous assumed savings	629	(538)	(263)	0
	Total Efficiency Review Programme	4,956	(1,264)	(3,161)	(1,211)

2. Corporate Asset Management Plan - The new Asset Management Plan is due to be presented to the Council Efficiency and Effectiveness Overview and Scrutiny Committee on 26/03/12.

13. Localism Act: As part of the Council's response to the Localism Act, it has established a the Community Engagement Working Party. The Terms of Reference of the Working Party are to consider:

- (a) The current arrangements for community engagement including Area Committees and other forums and processes supported by the Council and looking at whether they are fit for purpose.
- (b) The aspirations of the community in terms of area-based engagement and whether they are being met.
- (c) The Council's financial pressures and whether current arrangements represent good value for money in all the circumstances.

Terry Stewart attended the second meeting the Community Engagement Working Party on 2nd March 2012. It is progressing well with all party support. Members are planning on a 'Sharing Practice Day' to get the community's input. Also a survey of other Unitary Councils to see how improve two-way communication with their communities.

14. Lindsay Road and St Aldhelm's Road Junction - The Association is seeking an improvement at this junction and a reduction in speeding traffic in Lindsay Road, which motorists seem to treat as though it were part of a Grand Prix circuit.

In the early hours of Christmas Eve, a car ended upside down in the front garden of my next-door neighbour and in the early hours of 6th February 2012, six people were treated at Poole Hospital after two cars collided close to the junction of Lindsay Road and St Aldhelm's Road.

15. Future of Grade II* listed Upton House - The Council continue to look for ways of reducing its subsidy of Upton Country Park, which is believed to be in the region £1/2m per annum.

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. Harbourside Park - The Council have lodged the formal application for Harbourside Park and Baiter to be designated as Fields In Trust (FiT). This has been acknowledged but not yet approved. The application paperwork is not yet completed for the other possible sites.

If/when approved by FiT, the Council will be sent the draft 'Deed of Dedication', the wording of which will then be agreed between the Council, FiT and the Parkstone Bay Association (PBA), as the required neighbourhood applicant. Also, at this stage, Legal Services will be able to finalise a timetable for implementation but PBA is hopeful of completion by June - if all goes to plan.

18. 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.

19. Vision for Poole Group - Terry Stewart and I are members of this Group which, with the support of residents, was successful in getting Neptune's West Quay Road application rejected, showing the strength of residents' pressure on a major inappropriate regeneration application.

The Group has been consulted, several times, on the Pilkington Tiles site and the Gallagher Estates/Land Improvement Holdings application for the former Power Station site, which has now been registered with the Local Planning Authority.

20. Poole Harbour Commissioners (PHC) - In early 2012. PHC intends to issue the completed (final) Master Plan, which is likely to include two alternative Marina sites, a Maritime Centre and a proposed berth for Cruise Ships.

21. Dolphin Shopping Centre

A £6.5million Poole town centre rejuvenation scheme has been lodged with borough planning chiefs. The ambitious scheme - that involves a complete overhaul of Kingland Crescent and Falkland Square - is being funded by the Dutch owners of Poole's Dolphin Shopping Centre. This company, Wereldhave, wants to install new flooring, lighting, glazing and signage in a bid to encourage new retailers into Poole.

22. Safer Neighbourhood Team

The Team covers Parkstone, Penn Hill & Canford Cliffs <<http://www.dorset.police.uk/Default.aspx?page=829>> and holds regular events.

23. 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*:

Wednesday 18th April 2012 at 7pm, St Luke's Church Hall, Wellington Road

Planning Committee: 19 April 2012

Newtown and Parkstone Area Meeting*: 23 May 2012

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

24. Other matters

Magazine Advertising Manager - Bob Young will be stepping down as Magazine Advertising Manager at the Association's AGM on 28h April. Bob has been responsible for this for the last six years and his hard work has been much appreciated. I am actively looking for someone who might be willing to take on this role. All the advertisers can be contacted electronically and no selling is involved, as all our advertisers either approach us to advertise or are long-standing advertisers.

25. Conclusion

My personal thanks to Committee members and Wardens for all their work on the Association's behalf and to members for their valuable support.

John Sprackling, Chairman

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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 National Organisation 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. There is a special bulk subscription rate of £2 per flat for blocks of flats.

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Treasurer's Report

Our surplus this year was £1,399 compared to a deficit last year of £2,782.

The increase was due to two factors:

- lower spending this year on community projects, although we did contribute £750 to the Canford Cliffs village Christmas lights
- an increase in subscriptions.

The increase in subscriptions is due to an increase in our membership, members being asked to increase their automated subscriptions to current rates, and valiant efforts by our wardens in collecting the subscriptions of members who prefer to pay in cash or by cheque.

We now have an accurate register of paid-up members which generates up to date reports for our wardens, and enables us to monitor our paid-up membership numbers which we have not previously been able to do.

At present our paid-up membership is

Couples	424
Singles	193
Flats	1479

At a conservative estimate counting couples as 2 and flats as 1, this gives a total membership of 2520.

I will monitor and report this regularly. Increasing our membership not only increases our income; being able to demonstrate the level of our membership increases our power of persuasion in local debates.

We have an accumulated fund of £33,000 which puts us in a strong position should at any time we wish to fund a campaign or action for an issue against the local interest.

Last year I encouraged members to update their standing orders for three reasons;

- To bring the subscription up to current rates (£3 single, £5 for a couple)
- To transfer the payment from our Santander bank account to our Barclays account so that I can eventually close the former which is not needed.
- To enable your membership number to be quoted in the payment reference. This enables me to easily identify who made the payment.

This was a big success and I would like to thank all of you who took the trouble to resubmit your standing order mandate.

However there is still a significant number of payments still arriving through the Santander account and I cannot close it until the last payment has been transferred. Please could I encourage those who have not yet done so to complete the standing order mandate enclosed and to either return it to me or take it to your bank. If you return it to me I will enter your membership number. If you take it to your bank, it would be helpful if you could ring or email me for your membership number.

Finally, for those who do not pay by standing order, could I encourage you to do so? It saves both of us a considerable amount of time.

Paul Fearnley
Hon Treasurer.

Membership Report

The Autumn Magazine did produce 25 new members. However, our Treasurer has been sorting out our many lapsed Memberships with a resulting loss of Members. Many of these are where people have moved. It is, therefore, very important to the Association that we try to make contact with new arrivals.

A bit of good news - two new Blocks have recently joined our bulk scheme.

My thanks for your efforts in 2011.

Michael Bond

PS. Can you help - Haig Avenue / Lawrence Drive / Potters Way - to deliver just twice a year our Spring and Autumn Magazines?

Planning Report

I have been contacted about very few planning application during the course of the past six months. Contentious applications dealt with or currently being dealt with to which the Association has raised objections include:..

5 Excelsior Road (*Demolish existing buildings and erect 1 No 4 bed house with integral garage (as amended plans received 31.08.2011)*) - Application originally registered on 11/05/11 but, despite vigorous opposition, this was granted by Planning Committee at its meeting on 22/02/12.

35 Bingham Avenue (*Demolition of the rear of the existing semi-detached house and garage and the construction of a new two storey extension to the rear of the property and detached garage*) - Application refused by Planning Committee at its meeting on 26/01/12.

19 Links Road (*Sever land and erect a detached dwelling house and replacement garage at land to the rear*) - Application refused on 12/12/11 but is now the subject of a 'Written representations' appeal and interested party comments must be lodged by 29/03/12.

Keith Alcroft
Planning Officer

Accounts

BRANKSOME PARK, CANFORD CLIFFS & DISTRICT RESIDENTS ASSOCIATION

Income and Expenditure Account For The Year Ended 31 December 2011

	<u>2011</u>		<u>2010</u>	
	£	£	£	£
Income				
Subscriptions received during the year		6,286		5,635
Donations		20		25
Deposit Interest:		14		14
		<u>6,320</u>		<u>5,674</u>
Expenditure				
Magazine and circular expenses	5,066		5,044	
Less Advertising revenue	3,385		4,261	
		1,681		783
Committee and secretarial expenses	1,865		2,274	
Committee and Association meetings	225		269	
Annual General Meeting	141		116	
Subscriptions	67		44	
Insurance	192		-	
		<u>2,490</u>		<u>2,703</u>
Donation -- Village Hall		-		3,000
Kingsgate contribution		-		1,000
Library notice board		-		961
Canford Cliffs Christmas lights		750		
Corporation tax		-		9
		<u>4,921</u>		<u>8,456</u>
Excess (Deficit) of income over expenditure		<u>1,399</u>		<u>(2,782)</u>
<u>Balance Sheet At 31 December 2011</u>				
Accumulated fund				
At 1 January 2011		31,719		34,501
Excess (Deficit) of income over expenditure		1,399		(2,782)
At 31 December 2011		<u>33,118</u>		<u>31,719</u>
Represented by:				
Investment: Barclays		28,797		28,783
Barclays Current Account		1,666		1,468
Santander Bank Account		2,782		1,068
Debtors: Advertising Revenue		-		400
Creditors		(127)		
		<u>33,118</u>		<u>31,719</u>

Approved:

J Sprackling
Chairman

P Fearnley
Honorary Treasurer

27 January 2012

Pinecliff Gardens

Such is the power of the press, that just a few lines in this magazine's Autumn copy have moved me to write this piece, and to garden further afield (moved me a couple of miles, actually). The Branksome Park, Canford Cliffs & District Residents Associations' half-yearly magazine... (couldn't we have a sexier title for such an excellent publication? Named after the residents' favourite meteorological phenomenon, the sun? No, on second thoughts, it's been done. But I digress...) is full of fascinating goodies. Scanning John Sprackling's excellent autumn account of 'battles lost and won' (The Scottish Play, give or take an apostrophe), I came across an appeal for drought tolerant plants and volunteers. Now, I do both. Avid readers of my column will remember, a few years ago, 'Totally Tropical ... in Branksome Park'. You don't garden on a south-facing sandy slope, half covered by pines and holm oak, without knowing which plants 'will grow, and which will not'¹. And, those who live in Branksome Park's wilder border country, will know my other persona, MacAdam the Gardener, whose activities in St Aldhelm's gardens might qualify under the latter category.

So the idea of doing a bit of guerrilla planting in Pinecliff Gardens' sheltered rockery appealed no end. Arranging with Wayne Hancock (telephone no 765993) for an extension to the season in early November. It was a morning of bright sunshine which saw me planting up the eastern margin of the rockery. Successful plants are those that are invading their neighbours, and disciplining my own rockery plants back to their original planting position yielded a few hundred plants. My fingers are now itching, and secateurs twitching, to tackle the western rockery. Well-stocked, but like my own, ill-disciplined. Further volunteers will be gratefully accepted: Wayne's the man to contact².

Another project very much at the ideas stage, is to have wheelchair access to the garden. Wayne envisaged one route, and I visualised another. A site visit from the Man from the Council came up with an even better option. This, we hope, is being fed through the various levels of Local Authority decision-making. Watch this space (but don't hold your breath - you might turn a nasty blue colour). Again, juggling rocks is another of my hobbies, and re-landscaping a rockery to make a hairpin bend would be my idea of fun.

And finally ... Regular readers of this column will be aware that much of my nonsense centres round my gardening activities in my modest minimum Branksome Park plot. Consult your social diaries. And if possible give 19 Lindsay Road a look-in on Sunday, 27th May, 1.30p.m. to 5p.m, when we open our garden for local charities. It has been arranged the weekend before the Bank Holiday, as we understand Mrs Windsor has a bit of a do then, and we wouldn't like to spoil her fun...

¹ Sorry, the same play, Macbeth, Act I scene iii, to the witches: the other is Act 1 scene i, second line, second witch. This piece is rapidly deteriorating into a Witch report...

² Wayne Man? Wasn't that a film starring Dustin Hoffman?

David Reeves, 19 Lindsay Road

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AND TO RENEW YOUR MEMBERSHIP**

To: The Hon. Treasurer
Branksome Park, Canford Cliffs & District Residents Association,
102 Canford Cliffs Road, Poole, Dorset BH13 7AE

I/We

of

.....

..... Post code Tel No

Email

wish to become member(s) of the Association.

wish to RENEW my/our membership

* I/We have completed the Bankers Order on the next page to cover the subscription of £ for the current year/succeeding years.

* I/We enclose a cheque for £ to cover the subscription for the current year payable to BPC CRA

* Delete as appropriate.

• Membership records are stored on computer accessible only by an officer of the Association.

Please send this page **and the Bankers Order on the next page**
(if appropriate) to the Treasurer, at the above address.

Subscription rates are £3 pa for a single person and £5 for two or more at the same address. Many members pay more than these minimum rates.

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Account number 00201804
Sort code 20-11-39

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Account number
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Amount in words
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Improve Our Village

Dear Residents

- Would you have some exciting new ideas to 'Improve Our Village'?
- Like to add to a sense of community spirit?
- Improve and utilise local empty buildings and shops
- Create local jobs for local people
- Improve the variety of businesses in Canford Cliffs Village and the surrounding area
- Be a pivotal part in your own investment?

Seeing yet another similar type of business appear in Canford Cliffs Village has made us consider ... 'Surely there must be a better, more sustainable way to enhance our village and improve local amenities.'

With the support of Poole Council, with the backing of local support we like to offer residents the opportunity to be a part of creating and investing in new local businesses as voted for by you. If there is enough support for this new idea, the concept of Improve Our Village is to:

- Ask local residents which businesses / ideas they would like to see in their village or town.
- Define the best and most popular ideas and give this direct feedback to the residents.
- Source professionals who can make the ideas happen.
- Give local residents the opportunity to invest in the new businesses.

To hear more about this concept and how you can be a part of 'Improve Our Village', there will be a short presentation and an opportunity for discussion on 28th April at The Branksome Park, Canford Cliffs and District Residents' Association AGM at Canford Cliffs Village Hall.

We would welcome any ideas or new businesses you would like to see which you feel could improve our village and local neighbourhood.

Mark Whittaker
info@improveourvillage.co.uk

Gentlemen - This is a Wake-Up Call!

Did you know -

37,051 new cases of prostate cancer were diagnosed in 2008 in the U.K.?

***10,168 men died from prostate cancer in the U.K. in the same year,
making it the second most common cause of death in men after lung cancer?***

(info. source: www.cancerresearchuk.org)

There are often NO early symptoms of prostate cancer?

In November 2010, I underwent a blood test to identify a possible minor infection. My G.P. very thoroughly, (and unknown to me) requested a PSA (prostate specific antigen) test with the same blood sample. As a result I was immediately referred to an Urologist and after MRI, CT and Ultrasound scans and biopsies were taken, I was diagnosed with prostate cancer. The biopsies graded my tumour 8 out of 10 on the Gleason scale - where 10 is the most aggressive! The scans mapped out the extent of my tumour as T3, where T1 is positive but almost undetectable, and T4 is where the tumour extends out of the prostate envelope into the surrounding tissue. Mine was classed as 'locally advanced'. All of this information was given to me by specialist cancer nurses together with excellent written material. I was immediately placed on hormone therapy - which halts the growth of the tumour only if it has not spread outside of the prostate.

The whole point of the foregoing is to emphasise that my cancer was only discovered by chance - and courtesy of my vigilant G.P. - since there were no other indications of its presence, let alone that it was already at the extreme stage prior to spreading outside of the prostate!

There are a number of treatments for prostate cancer, including chemotherapy, radiotherapy, radical prostatectomy (removal of the prostate gland) and orchidectomy. It was decided that radiotherapy was the most appropriate treatment for me at age 76 and I completed a standard course of 37 such treatments with very minor side-effects.

A PSA test taken in December 2011 recorded 0.1 compared with the 10.5 noted in November 2010. The Oncologist has informed me that this demonstrates either that the cancer has 'backed off', offering me a normal lifespan (and eventual death from other causes!), or is on track for complete eradication, the latter being his best estimate. I still must take the hormone therapy for the balance of the two year period during which further PSA tests will be taken.

You will by now appreciate how incredibly lucky I was! So, you gentlemen of 40+ years - ***ask your G.P. for an annual PSA test! It only requires a blood sample and could well save your life!***

Finally, I would like to acknowledge the efforts on my behalf of Dr. Jonathan Snell (Lilliput Surgery), Dr. Joe Davies (Consultant Oncologist at Poole Hospital) and also Mr Derek Hartley Brown (Chairman of the Prostate Cancer Awareness Association) for his encouragement in the writing of this article.

John Defty

Poole Beach Huts Association

Poole Beach Huts Association was formed in December 2011, in response to a Beach Hut Review working party of Poole Councillors proposal.

This suggested that the Cabinet agreed to a five year duration of Beach Hut tenure or 10 years maximum at a higher premium for the whole ten years.

Their aims were to reduce the current waiting list of 364 and increase Borough of Poole income. Beach Hut tenants have been hit with 45% increases recently.

We asked of the cabinet at their 13/12/2011 meeting that public consultation should take place, 37 new PBHA members attended and guaranteed that this would now happen.

The Consultation will start mid March (date tbc) in the form of a questionnaire sent to the following stakeholders:

- Beach hut tenants
- Those on the beach hut waiting list
- Those who let a short-term beach hut during 2011
- Poole residents (POP survey)
- General public

We will ask our 160 members to respond with our key message, to the questionnaire which is: build more huts, there are 130 locations vacant, this would better reduce the waiting list and increase BoP income.

To join visit <http://poolebeachhuts.co.uk/> or phone Bob Lister on 07980 928752

Many thanks
Bob Lister



And another chance to make you smile

*There were two young brothers, 8 and 10 years old, who were exceedingly mischievous.
Whatever went wrong in the neighbourhood, it turned out they had a hand in it.
Their parents were at their wits' end trying to control them.*

Hearing about a vicar nearby who worked with delinquent boys, the mother suggested to her husband that she would ask the vicar to talk with the boys and he agreed.

The mother went to the vicar and made her request. He agreed, but said he wanted to see the younger boy first and alone. So the mother sent the younger boy to the vicar.

The vicar sat the boy down across his HUGE, impressive desk. For about five minutes they just sat and stared at each other. Finally, the vicar pointed his forefinger at the boy and asked, "Young man, where is God?"

The boy looked under the desk, in the corners of the room, all around, then said nothing. Again, louder, the vicar pointed at the boy and asked, "Where is God?"

Again, the boy looked all around but said nothing. A third time, in a louder, firmer voice, the vicar leaned far across the desk and put his forefinger almost to the boy's nose, and asked, "Young man, I ask you, where is God?"

The boy panicked and ran all the way home. Finding his older brother, he dragged him upstairs to their room and into the closet, where they usually plotted their mischief. He finally said, "We're in Bi-i-i-i-i-i-i-g trouble."

The older boy asked, "What do you mean, 'BIG trouble?'";
His brother replied, "I'm telling' ya', we're in BIG trouble. God is missing and they think we did it!"

.....
*Never argue with a fool, they will lower you to their level and
then beat you with experience.*
.....

Never test the depth of the water with both feet.
.....

No life is totally wasted, one can always be a bad example.
.....

Only dead fish go with the flow.
.....

Two cows were talking in the field one day.

First Cow: "Have you heard about the Mad Cow disease that's going around?"

Second Cow: "Yeah, makes you glad you're a penguin, doesn't it?"
.....

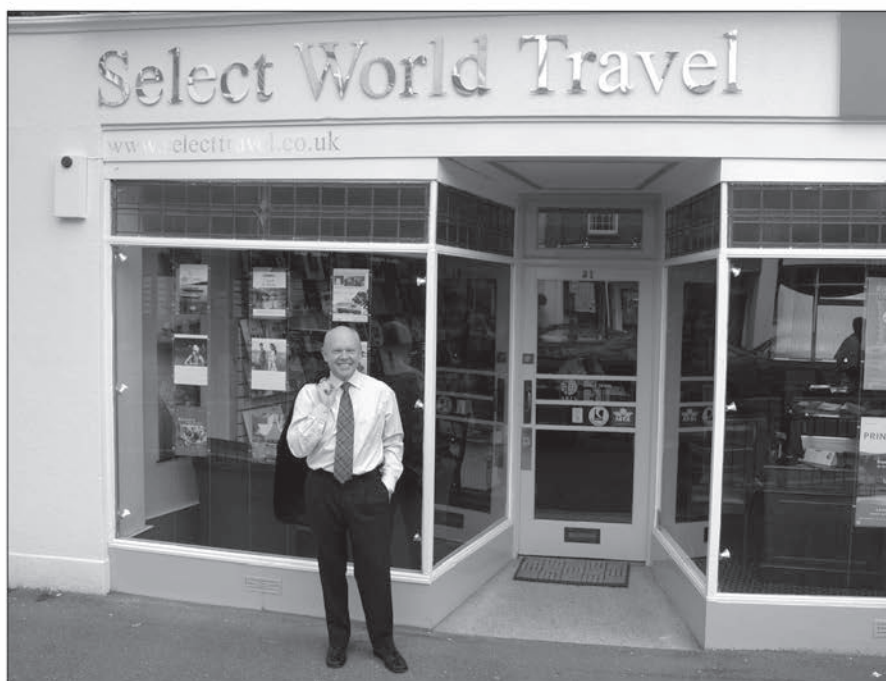
A tourist asks a man in uniform, "Are you a policeman?"

"No, I am an undercover detective."

"So why are you in uniform?"

"Today is my day off."

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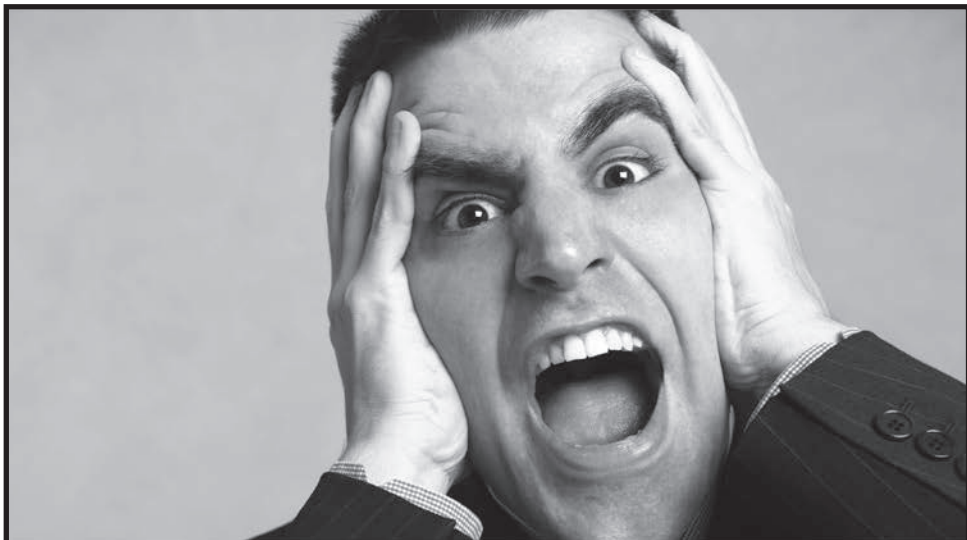
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How important are fire doors and under the fire regulations do we have to remove items from within the communal areas ?

Buying your freehold – what is the procedure and how is the value calculated?

Should our block consider putting solar panels on the roof?

How do I extend my lease and how is the premium calculated?

Has the panel any suggestions for dealing with breaches of the block regulations?

What is an insurance reinstatement valuation and how often should it be completed?

How should a block deal with unauthorised alternations to one of the flats?

At the most recent meeting of the Consortium held at the Wessex Hotel, those attending were able to ask the panel of experts a number of questions relating to their block of flats. The panel included a wide range of local professionals including, solicitors, surveyors, valuers and fire risk assessors. Matthew Strong, Managing Partner of Rebbeck Brothers commented "All blocks of flats face similar challenges and should be able to support each other. The Consortium has proved itself to be an ideal forum for an exchange of ideas and obtaining advice in a relaxed friendly atmosphere".



If you would like to be kept informed about the next meeting or to join the Block Management Steering Group, please contact us on **01202 780780**

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A moving story of the County Gates

"If you go down in the woods today, you're in for a big surprise" as the children's song goes. Well, for those who haven't taken the delightful walk through Branksome Park woods it may well be a surprise coming upon a piece of local historical architecture.



Others of...er...shall we say, a more mature age will recognise the structure from when it stood in its original position on what is now the gyratory road system around the Liverpool and Victoria (Frizzell) building.

We are talking about the County Gates which from the mid 1800s until the early 1970s marked the principal driveway entrance to the Branksome Estate of Mr Charles Packe who lived in his Branksome Tower mansion. This subsequently became the Branksome Towers Hotel, now demolished and replaced by modern flats. The name County Gates is derived from what was the Dorset/Hampshire county border until 1974 when, under local government boundary changes, the border moved to its present position between Christchurch and New Milton.

The original massive iron gates supported on stone pillars stood at the entrance to the estate driveway (now The Avenue) allowing carriages to pass through. To one side stood a stone pedestrian entrance adjoining the Lodge, later occupied by Rebbecks. When the present roundabout was constructed, the pedestrian gate structure was dismantled and re-erected close to the Branksome Towers Hotel. When the hotel was sold to developers, the gate was threatened with demolition. At this point The Society of Poole Men stepped in to save it and from all accounts, under extremely arduous weather conditions, dismantled it stone by stone, transported it and re-built it in its present location in the woods just off Leicester Road, close to the Bowling Club and tennis courts.

The history lesson over, we come to a matter on which it would be interesting to receive readers' views. In today's modern urban street scene, little is left of architectural merit and in particular of historical interest. In its present location, only occasional dog walkers and joggers see this interesting stone gateway. How good it would be if the structure could be relocated close to its original position - for example the corner of The Avenue/Seamoor Road - standing prominently to be seen by hundreds of people each day.

It has been suggested that because of the cement mortar used when the structure was rebuilt in its present location, damage to the stonework could occur in dismantling. If this is the case, then perhaps a replica could be considered built from the same stone material.

Financial pressures may mean this project to be a challenge too far but with possible heritage/community funding sources available out there, it could be a "can do" project for the future. So, *"if you go down in the woods today....."*

Author's note. Some details have been taken from "Looking Back" at Branksome Park by Iris Morris published 2005. ISBN 0 9520752 5 3

Ian Livingstone

Cross Purposes

What is the best-known symbol of the Christian faith - the historic, established faith of our land? Most would say the cross, whether or not they are practising Christians. Yet our government has refused to say that two Christian women have a right to display the symbol of their faith at work.

The European Convention on Human Rights provides a right to freedom of thought, conscience and religion. This includes the freedom to manifest a religion or belief in worship, teaching, practice and observance, subject to certain restrictions that are “in accordance with law” and “necessary in a democratic society”.

The government claims that under Article 9 of the Convention the wearing of a visible cross or Crucifix is not a recognised religious practice of the Christian faith, but only an expression of it. Therefore it is not a protected right. Under European Law the government may be technically correct, but who would have thought that the wearing of the best-known, visible Christian symbol world-wide - the cross - might have led to the suspension from British Airways of Nadia Eweida, a 61-year-old Coptic Christian, and the banning from hospital wards of Shirley Chaplin, a nurse of 31 years' untarnished record in the N.H.S.

So with Christmas behind us (in the church's year); now in Lent and with Good Friday and Easter Day before us, what's at stake? *Answer: The reputation of those historical events which have done more to shape the world for good than anything else - the incarnation of Christ, His crucifixion and His resurrection from the dead.*

The crucifixion and resurrection, of which we are visibly reminded by the symbols of the Crucifix and the empty cross, were the redeeming act of a loving God for the human race, the New Testament tells us. Not a defeat, but a triumph; not a sad ending, but a glorious beginning and a victory over death itself.

In parts of the world where opposition to Christians has been widespread, the church has suffered in the short-term and grown stronger in the long-term: Russia and China are examples of this. Actions of present and recent UK governments showing indifference to the Christian faith and culture upon which our prized democratic freedoms are based do us and them no credit. However, they do not weaken Christian faith, but more likely arouse the instinctive support of many fair-minded and right-thinking people.

And, considering the solid evidence of the New Testament, if Good Friday and Easter Day are true, how do we respond to the cross of Christ? And how will our society and our leaders give account to Him at his return?

John Byrne
Vicar, All Saints, Branksome Park



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You already know about Quantitative Easing (QE). Now, let me explain Qualitative Squeezing (QS).

If you're within or approaching retirement age, QE has probably already decimated your pension (or eventually will do); if you're still young and ambitious, you don't care because the bankers are at last having their noses well and truly rubbed in it. The first is a disaster; the last merely short-sighted. However, the other tax-free investment about which we all care passionately is our home. The last thing any of us wants is for the value of that to be subjected to the financial tsunami. We all seek solid performance. On sale though, perhaps at times we all need our confidence boosted.

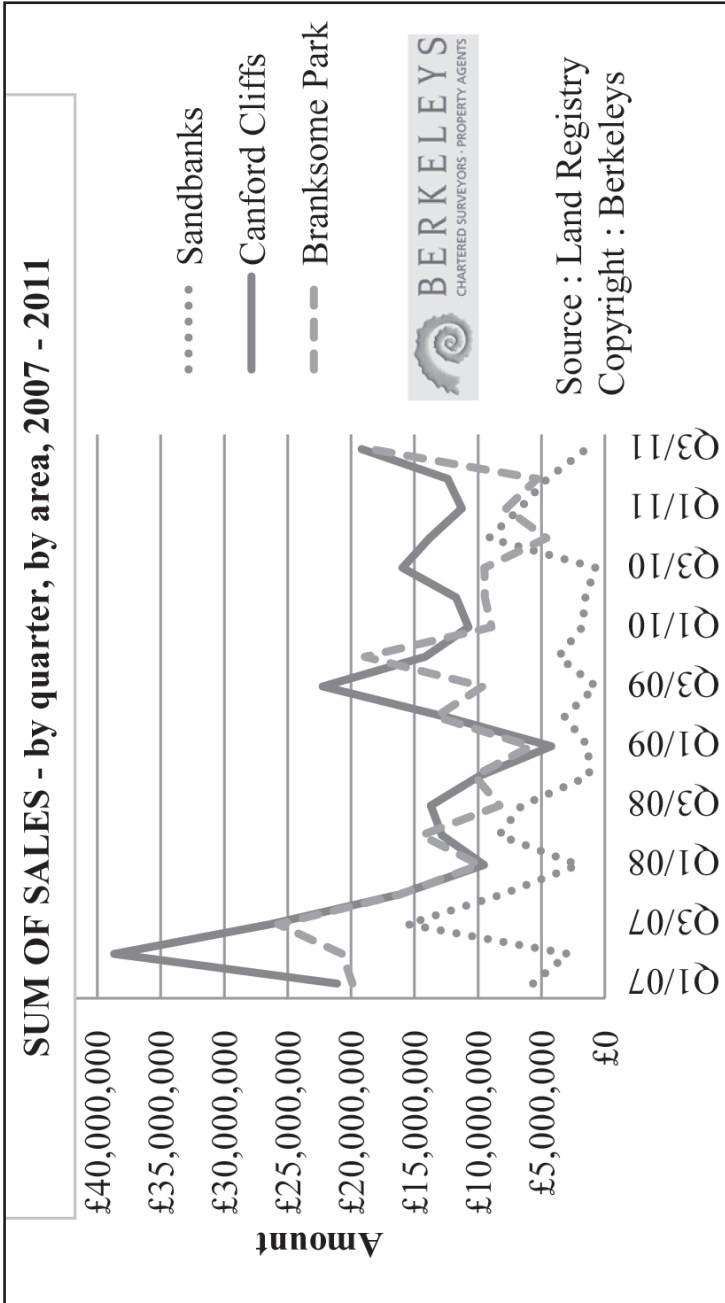
For those who want to trade up or down, or just to change their lifestyle, there are plenty of buyers out there; applicant registrations are considerably up on this time last year. Buyers, as ever, are however looking for a bargain; they're nervous, they still think the pressure (on prices) is further downward, and so pitch their offers deliberately low. For vendors though, perhaps especially in BH13 - where, typically, they are (a) sophisticated and (b) have no need to sell unless the QE effect has destroyed their nest egg already - this cuts little ice. Intransigence, and sometimes obstinacy, prevail; the only way to achieve a meeting of the minds being for the seller, or more likely their agent, to convince a buyer to pay up. That needs deep historical knowledge, evidence supported by **relevant** information - and that's where QS, Qualitative Squeezing, comes in. It's what better, more knowledgeable, **local** estate agents with their feet on the ground provide - intellectual support, critical analysis, in-depth local experience and credibility; QS, and of course a liberal dose of TLC.

It's necessary because buyers aren't impressed by the upstart, spotty adolescent, shiny new Range Rover and suit to boot; it's necessary because no one is impressed by the remote corporate agent, staff drafted in and out at random. No, everybody - buyers and sellers alike - needs honesty, hard graft, local experience and the candour of integrity. The best deals need coaxing and squeezing.

The market in Canford Cliffs has stood up well to critical scrutiny: **average** sales prices achieved in 2011 at £675,000 are up 12.5% on 2010, with the number of properties sold at prices in excess of £1 million in the same period up 16%, all this reflecting a shift in favour of higher value properties nationally as well as locally. Branksome Park, of course, followed suit but - perhaps surprisingly and despite 2 sales at around the £5 million mark - Sandbanks did not achieve quite the same performance. It's still a bit of a helter-skelter ride but overall the trend in BH13 is well up on 2009.

Remember, it takes two to tango and you may have to kiss a lot of frogs before you capture your princess. But a bit of QS on the side can add pounds - local presence and deep experience do count.





For further information, contact Berkeleys on 01202 708383
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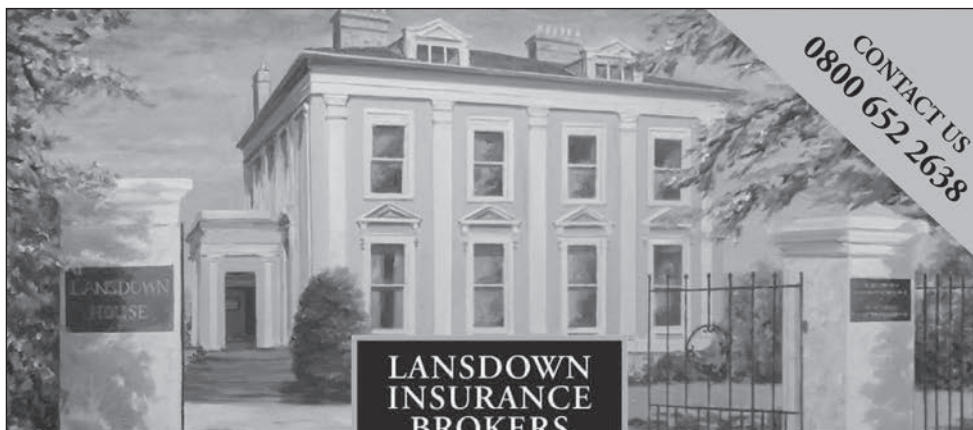
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Mrs D. Greenwood	4 Links View Avenue, BH14 9QT

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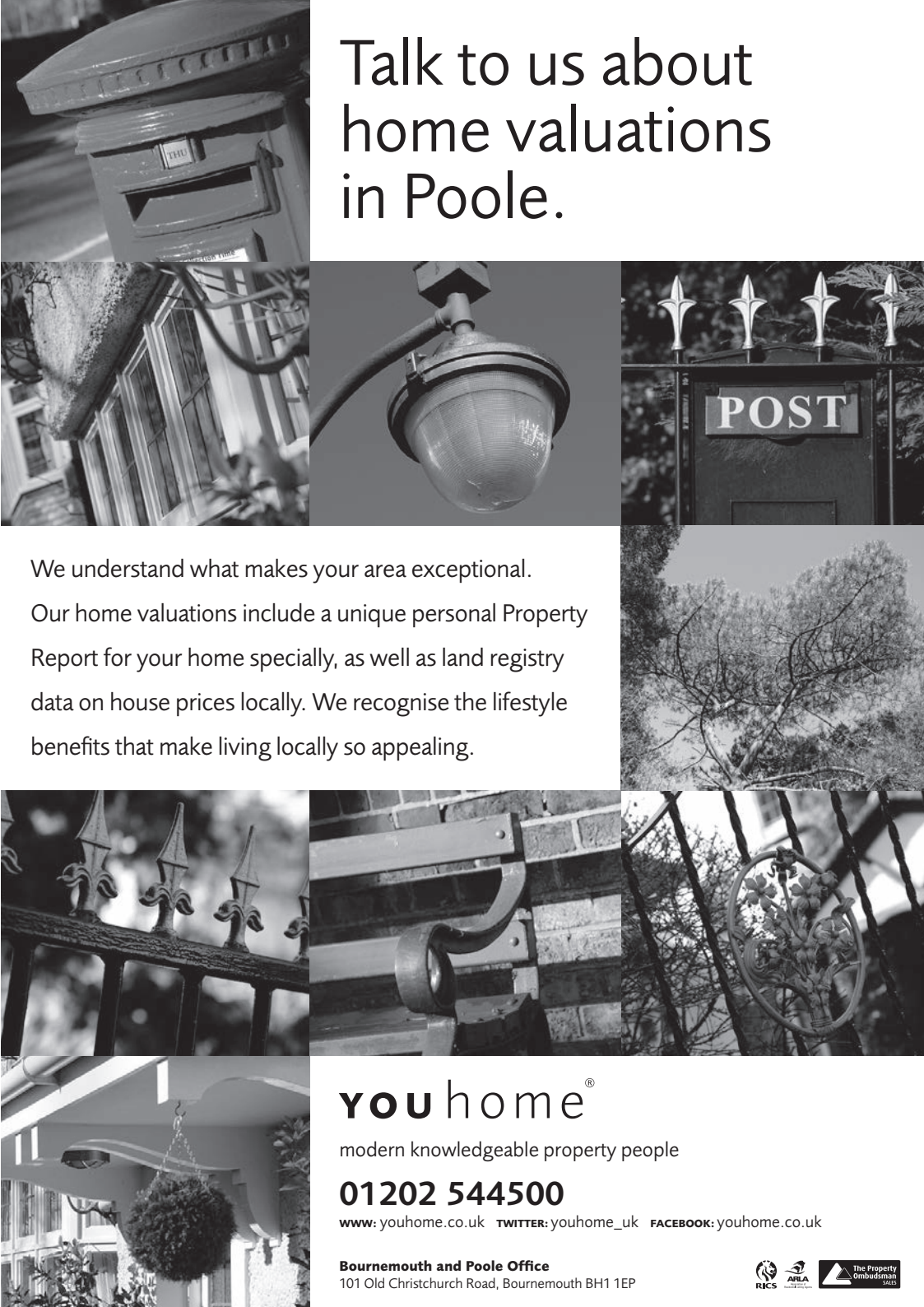
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