

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT  
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 12 JUNE 2013 AT  
7.30PM IN THE LOUNGE, BRANKSOME ST. ALDHELM'S PARISH CENTRE**

**PRESENT:** Terry Stewart (TS) President  
John Sprackling (JS) Chairman  
Keith Alcroft (KA) Planning Officer  
Carol Parkin (CP) Secretary  
John Gunton (JG) Magazine Editor

Cllr Neil Sorton (NS) Ward Councillor

Approx. 8 Members/Wardens

**1. APOLOGIES AND ACCURACY OF MINUTES**

**ACTION**

JS welcomed all those present.

**JS**

**Apologies:** Apologies received from Cllr Mrs May Haines & William Mutlow

**Accuracy:** JS said that he would sign the Minutes as a true and accurate record of the meeting held on 08 MAY 2013.

**2. MATTERS ARISING**

**Poole Pottery/Old Orchard/Quay Thistle Hotel sites update:** JS reported...

**JS**

1. Quayside (former Dolphin Quays) development – The Judicial Review against the Council, relating to the Poole Quay Boat Haven was abandoned by the Barristers representing Salterns Marina and others. The Council was awarded costs in the region of £3,250.
2. Former Poole Pottery & Swan Inn site – No new developments
3. Quay Thistle Hotel site – ditto
4. Old Orchard House – a developer contribution of £52,278.36 was due on 25/04/13 and is being pursued.
5. Land at West Quay Road – No new developments

**Planning Enforcement, TPOs/Tree replacements – update:**

Victoria Education Centre (Landscaping to the new entrance) – No new developments

Heavytree Road (Unauthorized felling of the 12m Scots pine as reported in the Daily Echo dated 23/06/10) – the appeal by Mr Davey against his sentence was dismissed at the Royal Courts of Justice on 11 June 2013.

**Chairman's note:** The Council was awarded costs of ££2,021.71.

31 & 35 Western Avenue - At the request of Cllr Pawlowski,, John McBride, the Chief Exec has looked at these two properties and writes "...Number 35 is very unsightly. It is an empty plot as you know, currently for sale at £1.7m. The rhododendrons/ hedge at number 31 look very unloved and there appears to be some tipping next to the gate.

I have asked Andrew Flockhart to...draw together those he needs to provide a comprehensive response. He will keep us both informed of his progress."

**Chairman's note:** The owner of 35 Western Ave has agreed to make arrangements to have the hoarding/gates painted in a 'Woodland Green' type colour.

3 Maxwell Road (Demolish existing building and erect 1 pair of semi-detached 4 bed houses) – There should be a gap between the two buildings as per the approved drawing but the builder has commenced the foundations with no gap.

The developer, Bill Buckler, trading as Bayview Developments admits that "*the approval was too big for the site*". Reg Grimston detailed the changes that had

been made to the approved plans for the development.

**Chairman's note:** Mr Buckler met with the Case Officer on 13 June 2013 to discuss the unauthorised development at 3 Maxwell Road. It was agreed...

1. Bayview Developments to make a *non-material minor amendment* for the current non approved drawings to be listed on the current planning approval;

2. Bayview will make an application for a *minor material amendment*, this is to determine a decision on swapping the current approval for the new drawings which reflect the semi detached properties currently under construction. **This application will be open to member and public consultation;**

3. Bayview will be stop all activity on site until they have made the application for the *minor material amendment*. Once the application has been registered they will commence work on site once more, at **entirely their own risk;**

**4. Bayview are aware that their early conduct was reprehensible and have written to Cllr May Haines to apologise for this situation arising.**

**Community Working Group (CWG):** TS reported on last month's CWG meeting and said that the CWG represent all the Residents' Groups in the Borough. It has continual reviews over planning policies, implementation and so on. It is watching the large planning developments in Poole with great care. It has been invited by the Council to go along with them on a tour of inspection of these sites and will have chance to ask questions.

TS

JS said that he would distribute the Minutes of last month's CWG meeting with the Minutes of this meeting.

**Council Budget 2012/13 & Council's Budget Monitoring report:** In his note to JS sending his apologies for this meeting of William Mutlow reported on the BoP Council Monitoring report covering the full financial year, 1 Apr 2012 to 31 Mar 2013.

WM

This shows a surplus of £2.566m (compared with an estimated surplus at 28 February 2013 of £911k). This is to be transferred to earmarked reserve to be drawn down to meet future pressures in the Council's Medium Term Financial Plan

The "Significant Variances from Budget" for the Full Year are as follows:

- Efficiency Review Programme overspend £951k (Feb figure of £797k)
  - Children's Social Care plus overspend of £510k (Feb figure of £387K)
  - Transportation overspend of £359k (Feb figure of £338k)
  - Place Theme savings of £156k (Feb figure of £97k)
  - Housing and Council Tax Benefit savings of £158k (Feb figure of £0)
  - Contingency savings of £536k (Feb figures of £382k)
  - Business Improvement Theme savings of £834k (Feb figure of £382k)
  - People Theme savings of £4037k (Feb figures of £2588k)
- An example of how volatile and cost sensitive the Councils budget is to changes in service demand is a case where a funding of £0.5m by Adult Social Care was secured from Continuing Health Care. Note a 1% increase in Council Tax generates £0.6m

The Councils Un-earmarked Reserves stand at £5.75m (minimum point within the risk assessed range considered appropriate)

The Councils Earmarked Reserves stand at £20.1m, This includes the following:

- £4.8m in support of partnerships with the NHS, Schools and other stakeholders who will generally stipulate how such resources should be applied,
- £2.6m operating surplus for the 2012/3 financial year to be held in a Financial Planning Reserve as mitigation against pressures within the Council's MTFP.

- £1.0m set aside as part of the 2013/4 budget to enable the Council to accept the 2 Year time limited grant which supported the decision to implement a Council Tax freeze in 2013/4.
- £0.8m being the residual amount from the £1m set aside as part of the 2012/3 budget to fund a total £1m one-off investment in Council priorities.
- £0.5m by way of Government Grants already received which relate to future year expenditure. For example the resources provided up front to support the Troubled Families Initiative.

**Public Rights of Way**

Westminster Road end of Dalkeith Road – No new developments.

JS/RD

Buccleuch Road to Lakeside Road – ditto

Bessborough Road – ditto

Footpath 85 (Adjacent to 2A Shore Road) – No new developments.

Footpaths 82/128 (at the rear of 48 Panorama Road to the small beach) – The Planning Inspectorate wrote to the Council on 16 April 2013 saying that it could not rule on this case on the grounds of incorrect documentation. The Council replied on 22/04/13 saying that the Inspector seemed to have reached a premature conclusion on the facts without properly considering the evidence. JS understands that “the whole process was due to start again last week.”

**Pinecliff Gardens (Sunken garden):** WH reported that work by volunteers is ongoing in the garden and things seem to be going well.

WH

**Poole Council's Efficiency Review Programme (ERP):** JS attended Monday's Council Efficiency and Effectiveness Overview and Scrutiny Committee. 5.3 of the Corporate Property and Asset Management Strategy report referred to the Action Plan which was set out in Appendix A but this was confidential. JS is seeking a copy of this under the Freedom of Information Act.

JS

JS said that an earlier Property Strategy and Corporate Asset Management Action Plan was approved by the Cabinet as long ago as 05/11/07 but was not fully followed through.

**Localism Act/Community Engagement:** TS said that the Localism Act enables us to set up a Neighbourhood Forum and a Neighbourhood Plan which eventually will have the power to approve some Planning Applications without going to the Council. The Poole Quays Neighbourhood Forum for has been approved.

JS/TS

**Navitus Bay Offshore Wind Farm** – In the absence of Roy Pointer, JS reported that Poole & Christchurch Bay Association (PCBA) Steering Group is working hard. Navitas latest round of consultations is about to take place

RP

The meeting for all Residents Associations at the Miramar Hotel was poorly attended.

**Chairman's Note:** PCBA propose to produce flyers to be distributed to beach users, residents and visitors over the summer and particularly at the Air Fair. It has commissioned artwork but needs funding opportunities to get these and posters going. It hopes that Bournemouth Borough Council Tourism Dept will be a focal point for receipt of objection postcards attached to the flyers and Cllr Mike Greene is looking at that.

Roy Pointer asks if the Association might be prepared to contribute some funding to this local aim, particularly the printing which we estimate might be £2-3,000. We will discuss this at the Association's next meeting but, in the meantime, with the agreement of the majority of the Executive, I shall be proposing a donation of £750.

**Road Safety concerns Lindsay Road/St Aldhelm's Road Junction & Lower**

PT

**end of Wilderton Road:** Mike Darkin will be the guest speaker at the Association of Poole Neighbourhood Watch Groups (APNWG) quarterly meeting on 18<sup>th</sup> June at Poole College, North Road, Poole from 7 - 8.30pm to give an update on his role as Volunteer Co-ordinator and speak about Community Safety Watch. Everyone welcome.

An inaugural Community Speed Watch public meeting is being held on Wednesday 19th June, at the Holy Angels Church Hall, Lilliput Road at 7pm.

If anyone cannot attend the meeting but is interested in becoming a CSW Team Volunteer or CSW Team Co-ordinator, they can register their interest directly with PC Jane Newcombe.

**Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan DPD):** JS  
Cllr Elaine Atkinson announced, at the conclusion of last week's Cabinet meeting, that the DPD had been signed off.

**Proposed SSE Sub-station in Links Road:** No new developments JS

**Membership recruitment drive:** JS said that he had still to write to the Customer Services Dept of the Royal Door-to-door service about the offer of £50.00 as a gesture of goodwill. JS

### 3 NEW HOUSING DEVELOPMENT - KA reported

**Puss n Boots Nursery 2 Lindsay Road** (*Partial Change of Use of 1st floor of premises from residential to nursery and increase the maximum number of children attending from 28 to 40*) – Application refused on 28/05/13. KA

**HSBC 30 Haven Road** (*Demolish existing building and erect new commercial unit and 2no. 2-bed duplex units with bin and cycle stores*) – Application validated on 20/05/13. KA said that he will look at this application.

Reg Grimston pointed out that this was not an HSBC Application but the Freeholder's application and he thinks that HSBC have no plans to move, and that maybe this application is for future use, if HSBC do not renew their lease.

### Other current planning issues

**7 Wilderton Road** (*Demolition of the existing block of 6 flats and the construction of a new block of 7 flats with basement car parking, accessed from Balcombe Road*) – Application registered on 29/10/12 and still a current application.

**26 Buccleuch Road** (*Outline application for demolition of existing house, garage, conservatory and stores and construction of two new detached dwelling houses (as amended plans and revised arboricultural report received 20th May 2013)*) – Application registered on 30/01/13. Local concerns.

4. **ACCOUNTS TO DATE** – JS reported that the total Association funds as at 31<sup>st</sup> May 2013 amounted to £33,220.43 JS

### 6. **ANY OTHER BUSINESS**

Pocket Park – Cecilia Grimston reported that the Pocket Park area that has been planted with spring bulbs is being reasonably maintained. It is hoped to develop a 'Celebration Garden' (yet to be named) but the Council is only going to contribute £1,000, while £5,000 will be needed.

JG suggested that the Association consider making a donation towards this, and asked for the opinion of the Committee members. The Executive agreed, and an amount of £750 will be donated. JS

New Energy Companies Obligation (ECO) scheme – JS reported that he had been contacted by Andrew Linney - ECO Representative of Warmer Homes, the Warmer Group, based on Ferndown Industrial Estate 07714 425475 [www.thewarmergroup.co.uk](http://www.thewarmergroup.co.uk) who has asked JS to draw member's attention to this scheme which is part of the Government's objective of achieving their emissions target whilst also lowering peoples fuel bills.

**ACTION**  
**No**  
**further**  
**action**

Mr Linney writes "The Government scheme regarding insulation for flats/apartments and hard-to treat properties has only recently been introduced and is not post code restricted, therefore all applicable properties countrywide automatically qualify and no form of benefits are required for either option. Three storey houses also automatically qualify. I would need to visit a property to confirm it could be classed as hard-to-treat and am perfectly happy to do so if any members feel they have one."

Tree sculptures in The Avenue – Jan Wylde reported on the tree sculptures in The Avenue. At the beginning of the year, the Highway Department felled some of the trees in The Avenue. The stumps left by these tree had been carved into very pleasing sculptures. Recently these had been vandalized. She went on to say that The Avenue suffers from vandalism, litter etc. in the night time at the weekends. JS suggested that, as this can be classed as criminal damage, it needs to be reported. NS said that these carvings were only a temporary measure, until the whole stump is removed, but this in no way excuses the vandalism.

**No**  
**further**  
**action**

There was no other AOB and the meeting closed at 8.20pm.

**Date of next Meeting:** The next meeting will be on Wednesday 10<sup>th</sup> July 2013 at Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road)

**All**