

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 10 JULY 2013 AT 7.30PM IN THE LOUNGE, BRANKSOME ST. ALDHELM'S PARISH CENTRE**

**PRESENT:** Terry Stewart (TS) President  
 John Sprackling (JS) Chairman  
 Wayne Hancock (WH) Vice-Chairman  
 Keith Alcroft (KA) Planning Officer  
 John Gunton (JG) Magazine Editor

Approx. 8 Members/Wardens

**1. APOLOGIES AND ACCURACY OF MINUTES**

**ACTION**

JS welcomed all those present.

**JS**

**Apologies:** Apologies received from Cllrs Mrs May Haines & Neil Sorton, Carol Parkin, Paul Turner & William Mutlow.

**Accuracy:** JS said that he would sign the Minutes as a true and accurate record of the meeting held on 12 JUNE 2013, subject to the addition of Wayne Hancock's name as an attendee, as this was omitted from the list.

**2. MATTERS ARISING**

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

**JS**

1. Quayside (former Dolphin Quays) development – No new developments
2. Former Poole Pottery & Swan Inn site – ditto
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

31 & 35 Western Avenue - The hoarding at 35 Western Ave has been painted but the hedge at No. 31 continues to grow across the pavement.

**JS**

**3 Maxwell Road (Material Minor amendment to substitute plan numbers 8023/100 Rev A, 8023/101 Rev A, 8023/102 Rev A in application APP/13/00728/F to 8023/100 Rev B, 8023/101 Rev B)** – Application validated 02/07/13. The two semi-detached properties are already under construction and the developer is working on the assumption that the plans will be approved.

JG reported that an application to fell a Silver Birch at 42 Canford Cliffs Avenue & remove stem of a Sweet Chestnut leaning towards the house from tree in neighbouring property No.36 Links Road has just been allowed on appeal.

**Community Working Group (CWG):** The next CWG meeting is fixed for 04 Sept 2013. TS has tabled the following questions...

**TS**

1. Enforcement of Conditions.
2. Definition of a “minor amendment”.
3. Procedure for residents to object and halt a development that has been allowed to proceed by an officer, when it is clearly in breach of the approved planning application.

**Council Budget 2012/13 & Council's Budget Monitoring report:** In the absence of William Mutlow, JS reported that Council Budget Monitoring report (01 April to 31 May 2013) shows that the Council is currently predicting a surplus in the current

**WM**

financial year of £1,181,000 subject to Council approval for additional expenditure in Children's Social Care Services.

**ACTION**

The surplus is due in the main to changes in Adult Social Care since the budget was set in February. The 2012-13 year end position demonstrated a higher level of achievement than expected in demand management initiatives started in the second half of last year. In addition, funding changes negotiated with the NHS in March for 2013-14 will relieve further budget pressures.

### **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) – ditto

Footpaths 82/128 (at the rear of 48 Panorama Road to the small beach) – JS reported that the new Order for Footpath 82 is currently subject to public consultation. If no objections are received, the Order may be confirmed by the Local Authority. However, if objections are sustained, the Order will be referred to the Planning Inspectorate and it would likely to be subject to the 'Written representations' procedure.

FP128 - the Planning Inspectorate have confirmed that a Public Inquiry is to be held on the 21<sup>st</sup> November 2013. The Council is currently in the process of booking the Salters Hotel conference suite for this event.

### **Pinecliff Gardens (Sunken garden):**

WH

**Chairman's note:** The following item appears in the Daily Echo dated 12 July 2013

CANFORD CLIFFS: The Branksome Park, Canford Cliffs & District Residents' Association, is appealing for volunteers who can spare a few hours to help weed and re-plant the Sunken Gardens at Pinecliff Gardens. The group meets Tuesdays at the Sunken Gardens at 10am. Contact Wayne Hancock on 01202 765993

### **Poole Council's Efficiency Review Programme (ERP):**

JS

**Chairman's note:** A shortfall in expected savings of approximately £370K (63% of the £591K included for 2013/14) has been identified in the Employee Costs element of the programme. An additional report from the Strategic Director - Business Improvement to recommend actions to mitigate the predicted shortfall on the Employee Costs element of the programme is to be considered at the Council Efficiency and Effectiveness Overview and Scrutiny Committee on 19 Sept 13

**Localism Act/Community Engagement:** TS reported that the next meeting of the Community Engagement Working Party is expected to take place in September and will be looking at (a) improved communications & (b) Review of Area Committees. This is likely to result in Canford Cliffs & Penn Hill Area Committee incorporating Parkstone Ward

JS/TS

**Navitus Bay Offshore Wind Farm** – JS said that he had received the agreement of the Executive to make a donation of £750 towards printing publicity leaflets for distribution during the summer and particularly during Bournemouth Air Festival and which will highlight the Challenge Navitas website. Roy Pointer thanked the Association for this donation.

RP

RP said that the Poole Christchurch Bays Association Steering Group is continuing work on preparing its objections to be presented to Planning Inspectorate next year under the six key strands, including Visual impact, Heritage coast, Tourism, Noise, Sailing and Navigation, and impact on Birds.

The Steering Group is separately in touch with local Councillors and MPs. RP explained that local Councils are statutory consultees but the final decision will be made by the Secretary of State on a recommendation by Planning Inspectorate, in

answer to a question from a member, RP said that most local Councils seemed to be opposed to the scheme, apart from Poole which hopes to benefit from the servicing of the turbines. **ACTION**

TS suggested that the Steering Group should be more provocative in its opposition RP said that the Steering Group now included a PR Manager and it would be taking advice from him about this. RP instanced the demonstration earlier in the year at Swanage which had been upstaged by the Friends of the Earth with a someone dressed up as polar bear.

**Road Safety concerns Lindsay Road/St Aldhelm's Road Junction & Lower end of Wilderton Road:** No new developments. **PT**

**Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan DPD):** **JS**  
TS reported that Cllr Mrs Haines plans to attend the Sandbanks Association's Committee meeting on 16th July. The Sandbanks Association has two principle concerns, the proposed Hotel and row of retail units opposite Café Shore.

The proposed three storey building at Shore Road is a concern to residents living in Chaddesley Glen area.

Concern was also expressed about the proposed overnight accommodation (Pods) and hotel at Branksome Dene Chine

One of the purposes of the proposals is to provide funding for the ageing infrastructure but TS has established that a proportion of funds from the Community Infrastructure Levy might be available for this purpose. RP said that he thought that the sewer repairs were the responsibility of Wessex Water.

This document is to be discussed at the Southern Poole Chairmen's Liaison Group meeting on 29<sup>th</sup> July 2013 and Cllr Mrs Butt will be attending this meeting.

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

**Membership recruitment drive:** JS said that the letter to the Customer Services Dept of the Royal Door-to-door service was still on his 'to do' list. **JS**

### 3 NEW HOUSING DEVELOPMENT -

KA reported

**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. Letter of objection lodged on behalf of the Association on 28/06/13. **KA**

#### Other current planning issues

**10 Nairn Road** (*Demolition of the existing dwelling and the construction of a block of 5 flats*) - Application validated on 14/06/13. Local concerns.

**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 was refused on 03/07/13.

### 4. FEEDBACK RE CANFORD CLIFFS & PENN HILL AREA COMMITTEE MEETING ON 23 JUNE 2013.

**Chairman's note:** In my haste to conclude the meeting, I omitted this item. Topics discussed included Traffic Regulation Orders for Wilderton Road, Tower Road and Langley Road. Members decided not to confirm the Wilderton Road parking restrictions but to review this in approx six months time.

Members also approved the provision of £20,000 from the Planning Obligations Fund for Canford Cliffs Ward from the Casual Play and Amenity Open Space 'pot' to fund facility improvements at the Branksome Park Bowls Club pavilion. The cost of the extension will be in the region of £1¼m and Bowls Club are hoping for a SITA Grant of £60K and £1 for £ funding from Sport England of £125K. **ACTION**

5. **ACCOUNTS TO DATE** – JS reported that the total Association funds as at 30<sup>th</sup> June 2013 amounted to £34,182.95. **JS**

6. **ANY OTHER BUSINESS**

There was no AOB, the meeting closed at 8.05pm and adjourned to the Parish Centre garden for Wine & 'nibbles'.

**Date of next Meeting:** The next meeting will be on Wednesday 14<sup>th</sup> August 2013 at Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road) **All**

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