

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 14 AUGUST 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
John Gunton (JG) Magazine Editor
Carol Parkin Secretary/Minutes Secretary

Cllr Neil Sorton Ward Councillor

Approx. 15 Members/Wardens

1. APOLOGIES AND ACCURACY OF MINUTES

ACTION

JS welcomed Cllr Sorton and all those present, particularly those attending for the first time..

JS

Apologies: Apologies received from Cllrs Mrs May Haines & Ken Sanson, Chairman, Sandbanks Association.

Accuracy: JS said that he would sign the Minutes as a true and accurate record of the meeting held on 10 JULY 2013.

2. MATTERS ARISING

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

1. Quayside (former Dolphin Quays) development – The Planning Committee visited the development on 25 June 2013 and were very concerned to see many of the retail units still empty after so many years since the site was completed. TS is seeking a report from the Poole's Senior Manager, Corporate Estates.

The Vision for Poole Group which both TS and JS sit on, has formed a Neighbourhood Forum, known as Poole Quays Forum, which is hoped will go on to the next stage of forming a 'Neighbourhood Plan'. If this is approved, theoretically, it will have the right to decide on the allocation of 25% of the Community Infrastructure Levy (CIL) for the centre of Poole and would also have the right to make certain planning decisions.

2. Former Poole Pottery & Swan Inn site – No new developments
3. Quay Thistle Hotel site – ditto
4. Old Orchard House – ditto
5. Land at West Quay Road – ditto

Planning Enforcement, TPOs/Tree replacements – update:

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

JS

31 Western Avenue - The hedge continues to grow across the pavement.

Community Working Group (CWG): The next CWG meeting is fixed for 04 Sept 2013. .

TS

TS reminded those present that the Council's Planning Department produces a quarterly newsletter, which is distributed via e-mail. If any person wishes to receive this, please give your name to Planning Department.

Council Budget 2012/13 & Council Budget Monitoring report: . William Mutlow said that the most recently published Council Budget Monitoring report covered the period 01 April to 31 May 2013 and it is expected that the report covering the period 01 April to 31 July 2013 will be presented at the next Cabinet meeting on 10 September 2013.

WM

Public Rights of Way	<u>ACTION</u>
<u>Westminster Road end of Dalkeith Road</u> – No new developments.	
<u>Buccleuch Road to Lakeside Road</u> – ditto	JS/RD
<u>Bessborough Road</u> – ditto	
<u>Footpath 85 (Adjacent to 2A Shore Road)</u> – ditto	
<u>Footpaths 82/128 (at the rear of 48 Panorama Road to the small beach)</u> – ditto	
Pinecliff Gardens (Sunken garden): WH organizes a group of volunteers to maintain the sunken Garden near to the Library. BPC CRA were given a licence to manage this garden by the Council.	WH
<p>The garden continues to progress well, in spite of the Council's policy of not allowing watering by hosepipe. As always. Volunteers are always welcome and anybody who is interested in giving up an hour or two of their time please contact Wayne Hancock.</p>	
Poole Council's Efficiency Review Programme (ERP): No new developments	JS
Localism Act/Community Engagement: TS said that, In addition to the Poole Quays Forum mentioned earlier, the Council has approved a further Neighbourhood Forum in Broadstone	JS/TS
<p>Neighbourhood Forums are only worthwhile if there are a number of contentious development issues in the area and a suggestion received by JS that one be formed for our own area was thought not to be needed,</p>	
Navitus Bay Offshore Wind Farm – RP reported that a lot of work is being done beneath the surface and each time there is something of interest to report, RP will bring it to the attention of BPC CRA.	RP
<p>RP thanked BPC CRA for providing a donation of £750 towards the work opposing Navitus. This has been spent having flyers printed explaining the work being done by RP's group. RP is hoping to hand some of these around at the Bournemouth Airshow and is looking for volunteers willing to do this. There is still a tremendous amount of ignorance locally about this project.</p>	
<p>Navitus Bay, the developer of the Wind Farm will be holding a series of exhibitions in September</p>	
<p>12th September, 2pm – 8pm - Captain's Club Hotel, Waterside Suite, Wick Ferry, Wick Lane, Christchurch, BH23 1HU</p>	
<p>13th September, 2pm – 8pm - Lymington Community Centre, Fuller/McLellan Hall, New Street, Lymington, SO41 9BQ</p>	
<p>14th September, 10am – 4pm - Medina Leisure Centre, Sports Hall, Fairlee Road, Newport, Isle of Wight, PO30 2DX</p>	
<p>17th September, 2pm – 8pm - St Edwards Church Hall, Rempstone Road, Swanage, BH19 1AH</p>	
<p>18th September, 2pm – 8pm - The Lighthouse, Function Room 1, 21 Kingland Road, Poole, BH15 1UG</p>	
<p>19th September, 2pm – 8pm - West Moors Memorial Hall, 231 Station Road, West Moors, BH22 0HS</p>	
<p>20th September, 2pm – 8pm - New Milton Community Centre, Osborne Road, New Milton, BH25 6EA</p>	
<p>21st September, 10am – 4pm - Bournemouth International Centre, Bourne</p>	

Lounge, Exeter Road, Bournemouth, BH2 5BH

ACTION

The Council held a meeting for Councilors only with the developers in July. RP invited NS to comment on exactly why the Council thought it appropriate to hold a private meeting. NS said that it was accepted practice for Councilors to receive briefings from developers where large schemes were involved and nothing 'sinister' should be read into this.

RP said that the general concern was that Councilors did not hear a balanced view of the proposed Wind Farm.

Road Safety concerns Lindsay Road/St Aldhelm's Road Junction: JS said that Community Speed Watch has recently been launched in Dorset and Safer Neighbourhood Team Police officers are now recruiting teams of volunteers to train for this activity.

PT

Funding is required by the Association of Dorset Watches to acquire and supply the necessary kits at £300 each to the 12 Police sections throughout Dorset and JS asked if members if they might be agreeable to providing the necessary funding for two or three kits..

As there was some opposition to this a vote of the attendees at the meeting was held, and the motion to provide Neighbourhood Watch with two cameras was carried.

Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan DPD):

IS

TS urges everybody re read this document which can be found via <http://www.boroughofpoole.com/your-council/haveyoursay/consultation/sustaining-pooles-seafront/> Consultation closes on **6th September 2013**.

Essentially, the Council say that it needs £7m to refresh the infrastructure along the beach front.

To fund this, it plans to develop two hotels – one in Sandbanks car park and one at Branksome Dene Chine – residential pods down the Chine and various other things, over a 25 year period.

TS went on to say that the Council were unaware of the Poole Corporation Act 1986, which restricts the development on Sandbanks. The Southern Poole Chairmen's Liaison Group feel that the funds raised from the Community Infrastructure Levy within Canford Cliffs Ward could be used to raise the money needed. Also, the Council is planning to build more than 300 new beach huts and the revenue from these could also be used. Therefore, there is no financial imperative for the new hotels etc.

TS asks that people read this document and respond to the Council as the general feeling amongst residents is that the seafront should not be developed commercially.

There was a feeling that new hotels would not be viable in view of the closures of hotels in the area and plans to turn the Hotel section of the New Beehive at 53 Cliff Drive into seven flats and land associated with the Harbour Heights Hotel and the Sandbanks hotel into residences.

There was also concern over the plan to reduce the number of car parking spaces.

There was a lot of discussion about the lack of publicity of this plan.

Proposed SSE Sub-station in Links Road: JG reported that he had seen what to him looked like the first stages of work beginning on this.

JG

Membership recruitment drive: JS said that he had written to the Customer Services Dept of the Royal Door-to-door service and is awaiting a reply.

JS

3 NEW HOUSING DEVELOPMENT -**ACTION**

In the absence of KA, JS reported

KA

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 to be determined by Planning Committee the following day. Officer's recommendation is to approve.

This application gave rise to a lengthy discussion about 'retrospective' applications and the frustration of residents with the current procedure

Martin Heath pointed out that the principle test is 'demonstrable harm'. Stop Notices are only used in extreme circumstances, as improper use of a Stop Notice can result in the Council incurring claims for compensation

Mary Diprose referred to another retrospective' application to be determined by Planning Committee the following day, namely, Sevens Boat Shed, Poole Park (Erect decked area adjacent to kiosk and artificial grass area to land adjacent to restaurant). The officer's recommendation is to Refuse.

HSBC 30 Haven Road (*Demolish existing building and erect new commercial unit and 2no. 2-bed duplex units with bin and cycle stores*) – Application granted on 15/07/13 subject to agreement of CIL contribution

Chairman's note: The Chairman of the Planning Committee, Cllr Eades, has written to me in relation to 3 Maxwell Road to say "We (*The Planning Committee*) fundamentally disagreed with you, and the other organisations, that there were good (or indeed any) planning reasons to refuse this development given the extant planning permission on site.

Cllr Eades goes on to say "We (*Cllr Pawlowski & himself*) both said that, in our opinion, the organisations of Canford Cliffs wish us, the planning committee, to punish the developer. It is not our role to punish developers or indeed anyone else."

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.

4. **ACCOUNTS TO DATE** – JS reported that the total Association funds as at 31st July 2013 amounted to £34,197.55

JS**5 ANY OTHER BUSINESS**

Electoral Review of Poole - From 23 July to 2 September 2013, the Local Government Boundary Commission (LGBC) are inviting proposals for the number of councillors who should represent Poole in the future.

<http://www.lgbce.org.uk/all-reviews/south-west/dorset/poole-borough-council-fer>

NS said that the LBGCs figures did not take into account the increase in Poole's population based on the most recent Census

BPCCRA Autumn 2013 Magazine – It is hoped to deliver the magazine to Wardens the week before the clocks go back on 27th October and all copy in for Thursday 19th September.

The meeting closed at 8.30pm

Date of next Meeting: The next meeting will be on Wednesday 11th September 2013 at 7.30pm in the Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road) **All**
