

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 11 SEPT 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
 John Gunton (JG) Magazine Editor

 Cllr Neil Sorton (NS) Ward Councillor

 Approx. 15 Members/Wardens

1. APOLOGIES AND ACCURACY OF MINUTES

ACTION

JS welcomed Cllr Sorton and all those present.

JS

Apologies: Apologies received from Carol Parkin (Hon Secretary)

Accuracy: JS said he had received a note from TS to say that the Minutes did not include a reference to the meeting on 18 October 2013 at 2pm to determine a strategy for dealing with travellers. Subject to this amendment, JS said would sign the Minutes as a true and accurate record of the meeting held on 14 AUGUST 2013,

2. MATTERS ARISING

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

1. Quayside (former Dolphin Quays) development – TS has just received the following response from Contracts Solicitor, Legal and Democratic Services

“I have contacted my colleagues in Property Services in order to check the position on the empty units. As you know, the Council owns the freehold and has granted a long lease of Dolphin Quays. This means that the Council is the landlord of the building, but it does not have the legal right to involve itself in the tenant's day-to-day management of Dolphin Quays.

I am not currently aware of any ongoing breaches under the terms of the lease which would form the basis for any action against the tenant (or the receivers), nor am I able to find any basis on which the Council might be able to require the tenant to ensure full occupation of the building.

For the purpose of completeness, I have contacted my colleagues in both Planning and ECPS to establish whether there are any outstanding matters which they may be dealing with on Dolphin Quays, but I am advised that the only outstanding matter relates to the Council's ongoing liaison with the management company to ensure good waste management practices are implemented. No statutory action or investigation is currently being taken by the Council against either the tenant or the management company.”

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 - ditto

Community Working Group (CWG): TS reported on the CWG meeting held on 04 Sept 2013, in particular regarding 3 Maxwell Road, as the Canford Cliffs Land

TS

Society were most unhappy that the developer starting building something which was different to the plans for which planning consent had been granted. This is now the subject of a retrospective application. The Head of Planning & Regeneration said it was the responsibility of the Local Planning Authority to decide if an application represents a minor or major change. TS was concerned that there was no clear definition.

ACTION

The next CWG meeting is fixed for 20 November 2013.

Council Budget 2012/13 & Council Budget Monitoring report: Last night's Cabinet meeting did not include the Council Budget Monitoring report covering the period 01 April to 31 July 2013 so, it is presumed that a report covering the period 01 April to 31 August 2013 will be presented at the next Cabinet meeting on 15 October 2013.

WM

NS reported that a cross party Members Group is being set up to look at the issue of Waste Collection. Poole's recycling rate has remained around 40% for several years and national recycling targets are set at 45% for 2015 & 50% by 2020. Landfill tax is set to increase to £80 per ton from 01 April 2014. To encourage more recycling, the large black bins are to be replaced over time by smaller bins and everyone will be provided with a large blue bin. JS said that food waste bins may be introduced too.

TS expressed concern about the multiplicity of bins as there is no room in small gardens and terraced houses. TS also commented that Poole's recycling goes to Kent to be sold on to China.

Public Rights of Way

Westminster Road end of Dalkeith Road – No new developments.

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) – ditto

Pinecliff Gardens (Sunken garden): Nothing to report.

WH

Poole Council's Efficiency Review Programme (ERP): JS is informed that the final version of the Corporate Asset Management Action Plan is due to be presented at the Full Council meeting on 17 Dec 2013 and will not be reviewed prior to this by Council Efficiency and Effectiveness Overview and Scrutiny Committee, as it has already reviewed the draft.

JS

Localism Act/Community Engagement: TS reported on plans to abolish Area Committees as the Council did not believe that these were the best way of communicating with residents. Area Committees were also not popular with some Ward Councillors but TS thought they were the best means of communication.

JS/TS

It had been decided to consult all Area Committees before reaching a final decision and residents are to be asked if they would prefer the Bournemouth system, where residents elect Chairman and control meeting or, continue as now with more input from residents.

JS said that an Agenda item at Broadstone, Merley and Bearwood Area Committee meeting being held that evening was to discuss the 'Future Community Engagement Processes (Report on the Options for better community engagement)' but this was not on the Agenda for next Wednesday's Hamworthy East and West and Poole Town Area Committee meeting, NS was asked if this could be put on the Agenda for October's Canford Cliffs and Penn Hill Area Committee meeting.

Chairman's note: I'm told that Agenda item 4 - Future Community Engagement Processes was withdrawn from the Agenda for the Broadstone, Merley and

Bearwood Area Committee meeting

ACTION

Navitus Bay Offshore Wind Farm – RP reported that Poole & Christchurch Bay Association (PCBA) had printed and distributed 15,000 'Save our Seaside' flyers in a drive to overcome widespread ignorance of the plans. 1000 posters are available for display and the flyers were distributed at Bournemouth's Air Show to ensure that outsiders were aware of the proposed Wind Farm.

RP

The Navitus consultation for Poole on Wednesday 18th September is to be held at Lighthouse from 2 – 8pm

PCBA has new e-mail address pcba1313@gmail.com . People should sign up to keep informed as the process continues. The creation of a PCBA website is 'work in progress'.

Representatives of PCBA are meeting two representatives of the developer NBDL next week to seek answers to questions.

TS expressed concern that Poole Council has not objected but Bournemouth had.

RP reminded members that Poole Council had also held a closed meeting with the developers.

The Navitas scheme falls under under Round 3 of the Government's projects to reduce dependence on fossil fuels and this requires that Offshore Wind Farms should be 12 nautical miles from the shoreline but the Navitas scheme breaches this significantly.

Roland Cunnell expressed the view that, as in the case of the opposition to BP's proposals for oil rigs in Poole Bay some years ago, PCBA needed to employ experts to examine NBDL's proposals in detail but RP said that this was not possible due to PCBA's limited resources. It would be a matter that local councils could take up.

NS said that the Economy Overview & Scrutiny Committee meeting on 17th October is to consider the Council's response as a statutory consultee which will make a recommendation to Cabinet and the final decision will be made by the Full Council. NS pointed out that the Conservatives no longer have overall control.

TS made the point that in the case of the Great Yarmouth Offshore Windfarm, 80% of the construction workers were from abroad and the wind turbines were manufactured in China and Germany. NS said that he accepted this.

Road Safety concerns Lindsay Road/St Aldhelm's Road Junction: JS reported that he had recently been informed by PC Jane Newcombe that she has received responses from a few individuals wanting to get involved in the Branksome Park Community Speed Watch but needs a co-ordinator.

PT

Chairman's Note: A 'Drop in' session is take place in the Branksome St Aldhelms Parish Centre Committee Room from 13:00 to 20:00 on Wednesday 25 September in connection with the Poole Road - Proposed Improvement Scheme. This includes some proposed improvements to the Lindsay Road/St Aldhelms Road area.

Sustaining Poole's Seafont (Formerly Seafont Beaches Master Plan DPD): The consultation concluded on 6 September. A majority of the representations can be viewed on the BoP website but it may be another couple of weeks before all the representations received in paper form are posted on the website. Pleasingly and, unusually, a high proportion of comments have come from the online system.

TS

Proposed SSE Sub-station in Links Road: JG reported that the Sub-station is under construction and it was decided to take this item off the Agenda.

No further action

BPCCRA Autumn 2013 Magazine: JG requires copy for the magazine by Thursday 19th September.

ACTION
JS

JS reported that TS has produced an article about Poole's troubles with travellers and will be providing article on the Council's plans for 'Sustaining Poole's seafront'.

Stan Alfert reported that the barrier and security guard are still in operation at , Bournemouth's Kings Park.

3 NEW HOUSING DEVELOPMENT -

KA reported

KA

10 Nairn Road (*Demolition of the existing dwelling and the construction of a block of 5 flats*) – Application to be determined at tomorrow's Planning Committee meeting. The officer's recommendation is to Refuse.

18A St Clair Road (*Demolish existing building and erect 1no. 3-bed detached house with integral garage (Revised Scheme)* – Letter of objection lodged on behalf on Association on 08/09/13. Application to be determined at tomorrow's Planning Committee meeting. The officer's recommendation is to Grant.

Other current planning issues

Puss n Boots Nursery 2 Lindsay Road (*Partial Change of Use of 1st floor of premises from residential to nursery*) – Subject to 'Written representations' appeal. Interested party comments to be lodged by 4 Oct 2013.

38 Lakeside Road (*Demolish existing bungalow and replace with two new detached dwellings (Revised Scheme)* - application was Granted subject to CIL Contribution agreement on 09/09/13. A member comments "*Plots and rear gardens seem to get smaller and smaller these days. It is a pity that PCS05 and PCS23 are so vague. The case officer report shows that precedence is a factor; no wonder things go from bad to worse.*"

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 August 2013 amounted to £33,781.55.

JS

5 ANY OTHER BUSINESS

None - The meeting closed at 8.15pm

Date of next Meeting: The next meeting will be on Wednesday 9th October 2013 at 7.30pm in the Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road)

All