

Pines and Chines

Autumn 2013



The Magazine of the
Branksome Park, Canford Cliffs
and District Residents Association

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EDITORIAL

Well we had a fantastic summer and no doubt we were all complaining it was too hot! We had trouble establishing a new tree by the road in Links Road and I am pleased that we've now had a bit of rain.

There is a real variety in the magazine this edition and I thank all the contributors. We are pleased to welcome the new vicar of All Saints Church, Charlie Boyle, to our community and hope he and his wife Sarah and three children spend many happy years with us.

I would urge readers to read the articles on three significant issues that are affecting us at present. Those are the debate on the proposed wind farm in Bournemouth Bay, the consultation plan put out by the Council in respect of the seafront development and finally the issue of illegal encampments by Travellers.

I do hope you notice the new name for our magazine. Following our competition launched earlier this year we are pleased to announce that the winner was Barry Saville who suggested "Pines and Chines" which captures our area perfectly. A bottle of bubbly is on its way to Barry.

As usual I end with my seasonal greetings to all of you...Have a very Merry Christmas and all the best for 2014!

John Gunton - Editor

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CHAIRMAN'S REPORT

Welcome to the Autumn edition of the Association's magazine.

The Association's decision to use the Royal Mail 'Door-to-door' service to deliver its Spring 2013 magazine was not an unqualified success. The delivery to individual properties worked reasonably well but, some non-deliveries were reported to me. The deliveries to blocks of flats were more problematical - magazines should have been delivered to each individual flat but, in some cases, were delivered as a single item or not at all.

The Association has been offered £50.00 as a gesture of goodwill but I have said that this is inadequate and am currently waiting for a reply.

This magazine is being distributed by our network of Wardens and may I take this opportunity to thank the individuals involved and, also, the Executive Committee and members for their continued support.

I am also grateful to our Canford Cliffs Ward Councillors, who attend the Association's monthly meetings.

I am sad to report the untimely death of Lyn Schofield, who was the Warden for Western Avenue for many years and always took a close interest in planning matters affecting Branksome Park, and who passed away on 28th June 2013. She will be greatly missed by members of the Association and the family she leaves behind.

The Association continues to take an active interest in a wide variety of issues. In the past six months these have included...

1. Community Working Group (CWG) - The CWG was formed in 2009 and meets quarterly. Its objective is to improve the engagement and communication between the Planning and Regeneration Service and the community of Poole. The Association's current representative is Terry Stewart.

The Minutes of the Group 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 also produce a Quarterly Newsletter and this can be accessed via the Borough of Poole website <http://www.boroughofpoole.com/planning-and-buildings/planning-information/planning-news>.

2. Community Engagement Working Party (CEWP) - The CEWP has issued its final report. This includes plans to abolish Area Committees, as the Council does not believe that these are the best way of communicating with residents.

The Group has recommended a view of the Council's entire Committee structure. The Chief Executive has asked that, following some informal discussions with the No Overall Control Group, matters are put on hold until there has been a further opportunity to discuss them at the next group leaders meeting on 26th September 2013.

3. Planning Enforcement, Tree Preservation Orders/Tree replacements

1 Cliff Drive (*Addition of four additional windows where there was one large one before*) - revised retrospective application granted on 06 July 2011. I believe that the outstanding s106 contribution of £5,363.22 has now been paid.

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.

Heavytree Road (*Unauthorised felling of the 12m Scots pine as reported in the Daily Echo dated 23 June 2010*) - The defendant lost his appeal at Royal Courts of Justice on 12 June 2013 - the principle argument centred around whether the £75,000 fine, described in Court by the Barrister for the appellant as "manifestly excessive", took into account of the £50,000 Confiscation Order. The defendant was ordered to pay the Council's costs.

5. Sustaining Poole's Seafront - The public consultation concluded on 6 September 2013 - See separate article by Terry Stewart and response from the Leader of the Council elsewhere in this magazine.

6. Navitus Offshore Wind Farm - See separate article by Roy Pointer about this elsewhere in this magazine.

7. Uniting the Conurbation - The South East Dorset Conurbation centred around Bournemouth, Christchurch and Poole has a population of 357,000, which approaches the size of Bristol and exceeds that of Cardiff and Southampton but is split into three or four local government units. A group has been formed with the aim of lobbying for the creation of a single unitary authority with boundaries closely aligned to the work, education, housing and leisure needs of the whole community.

Cllr Ms Elaine Atkinson recently confessed on Radio Solent that she expects such a merger to happen some day - though not in her lifetime.

There are plans, however, for the Borough of Poole and the adjoining three authorities of Christchurch Borough Council, East Dorset District Council and North Dorset District Council, to work together to deliver revenues and benefits services. Residents have not been permitted to see the Business Plan, as all Council meetings about this has been conducted 'behind closed doors'.

8. Compton Acres - Compton Acres has a Grade II listing from English Heritage and has legal protection from the Council to prevent any new owner changing its use, and to ensure it remains open to the public.

Recent consent has been granted to convert the Summer House in Compton Acres to what is described by the owners as a 'tied cottage' for use by the manager. The Local Planning Authority has imposed a conditions to ensure that this will only be occupied by an employee of Compton Acres and their family, and shall not be used at any time as a separate unit of living accommodation, nor shall it be let separately to another party not employed at Compton Acres, either permanently, or for any seasonal or holiday period, and shall remain strictly ancillary to the function of the site.

8a. Pocket Park - The Canford Cliffs Land Society continue to improve this parcel of land between Haven Road and Bessborough Road.

9. Public Rights of Way:

Westminster Road end of Dalkeith Road - No new developments

Buccleuch Road to Lakeside Road - ditto

Bessborough Road - ditto

Footpath 82/128 (at the rear of 48 Panorama Road to the small beach) & Footpath 85 (Adjacent to 2A Shore Road) - The Council has created a new reserve to fund the cost of outstanding external legal costs related to these two objected Path Orders. Both have been referred to the Planning Inspectorate and £19,000 has been allocated in the current year.

10. 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.

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. The property is currently in the hands of receivers acting on behalf of Irish Bank Resolution Corporation Limited (in Special Liquidation).

It is hoped to persuade the Receivers to take action to improve the general ambience of this site in time for the European Maritime Day which is being hosted by Poole on 20 May 2017. Conservative MEP Julie Girling, who represents South-West England is quoted as saying “This is an opportunity to really put Poole on the map in Europe and showcase what a great place it is.”

11. Council’s Budget 2012/2013 - Poole is still in the bottom 10 of Unitary Authorities in terms of funding.

The Council will, once again, be eligible for the Government’s offer of a one-off 1% Council Tax Freeze Grant for 2014/15. It will be recalled that the Conservative Group proposal for a 1.95% Council Tax rise for 2013/14 was defeated by the Liberal Democrats and the Poole People Party at the Full Council meeting on 25 February 2013. In the event, the Council’s revenue outturn for the year was a surplus of £2.6 Million.

Corporate Asset Management Plan - There has been further delay in the production of the new Asset Management Plan which is now due to be presented to the Full Council at its meeting on 17 December 2013 - over a year later than originally planned.

12. Community Speed Watch - I have 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. See article by John Gunton elsewhere in this magazine.

13. Gypsy & Traveller Encampments: A meeting has been fixed for 18 October 2013 to determine a strategy for dealing with travellers - See separate article by Terry Stewart elsewhere in this magazine.

14. Friends of Poole Park - The Association supports 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.

15. Local Sustainable Transport Fund (LSTF) projects - The package to improve junctions, bus facilities, walking and cycling infrastructure and Intelligent Transport Systems (ITS) along the corridor linking Poole, Bournemouth and Christchurch town centres - named the ‘3 Towns Corridor’ is now in progress. A video about this initiative can be viewed via www.threetownstravel.co.uk.

At the time of writing this note, consultation is about to take place on improvements on Poole Road but some works will also take place on St Aldhelm’s Road, Lindsay Road and Bourne Valley Road.

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16. 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.

17. Vision for Poole Group - Terry Stewart and I are members of this Group, who are monitoring the various planning applications within the regeneration area, such as Neptune's (West Quay Road), Pilkington's Tiles (Blandford Road) and Gallagher's (Former Power Station) sites.

The application for Poole Quays Neighbourhood Forum was approved by the Council and aims to be the point of contact for developers and the Borough Of Poole in the regeneration area.

18. Poole Harbour Commissioners (PHC) - PHC have produced a draft Master Plan identifies the port's strategic planning for the medium to long term (i.e. the next 20 to 30 years) by identifying the port activities necessary to support the growth and development of business.

Full details of the Town Quay Marina proposals are still awaited but residents are also concerned at the size, content and location of the proposed Marine Centre. The Environmental Impact Assessment is also awaited.

PHC are bidding for the Navitus Off-shore Wind Farm maintenance base.

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

20. Poole Borough Council - Committee Dates

Please see Borough of Poole website at www.boroughofpoole.com for Agenda and supporting papers.

21. Other matters -

Membership Secretary - We are still looking for someone to fill this role. The main responsibilities are;

- Recruit and manage the wardens, so every road in the area is covered.
- Recruit members/blocks of flats
- Together with the Magazine Editor, administer the delivery of the magazines to the wardens and the accompanying wardens' lists
- Make contact with lapsed members before the Treasurer removes them from the database

John Sprackling
Chairman

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. 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 on a Tuesday morning, between the hours of 10a.m. and 12:30 p.m and anyone interested in lending a hand is asked to contact. I am also very keen to get copies of any old photographs of the gardens so I can document how it has changed over time. If you have any photos could you please let me know and I will be very happy to collect, copy and then return them. Many thanks.

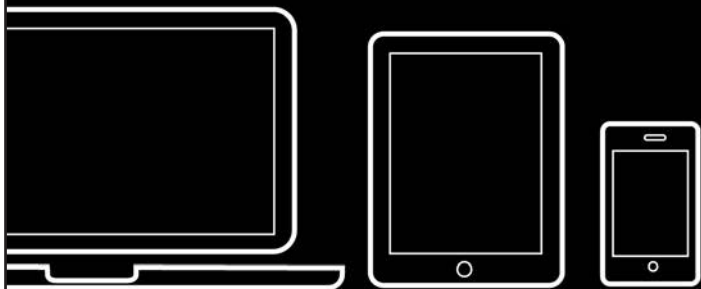
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**MINUTES OF THE FIFTYFOURTH ANNUAL GENERAL MEETING OF THE
BRANKSOME PARK, CANFORD CLIFFS AND DISTRICT RESIDENTS'
ASSOCIATION, HELD AT 10.30am ON
SATURDAY, 27th APRIL 2013 IN CANFORD CLIFFS VILLAGE HALL**

| | | |
|----------|--------------------|---------------------|
| PRESENT: | Mr John Sprackling | Chairman |
| | Mr Wayne Hancock | Vice-Chairman |
| | Mrs Carol Parkin | Hon Secretary |
| | Mr Paul Fearnley | Hon Treasurer |
| | Mr Keith Alcroft | Planning Officer |
| | Mr John Gunton | Magazine Editor |
| | Mr Roger Allen | Advertising Manager |

Guest Speaker

Cllr Mrs Judy Butt - Portfolio Holder for Communities, Public Engagement and Participation (including Culture, Sports and Recreation) and Stephen Thorne, (Head of Planning & Regeneration)

Guests:

Cllr Mrs May Haines - Canford Cliffs Ward Councillor

Cllr Neil Sorton - ditto

Ken Sanson - Chairman, Sandbanks Association

And approx 90 + Members/Wardens of the Association

1. WELCOME: The Chairman thanked everyone for their attendance.

2. GUEST SPEAKERS: JS welcomed Cllr Mrs Judy Butt - Portfolio Holder for Communities, Public Engagement and Participation (including Culture, Sports and Recreation) and Stephen Thorne, (Head of Planning & Regeneration)

Cllr Mrs Butt introduced the subject of 'Sustaining Poole's Seafront' by listing the problems faced by the Council. These include, ageing and failing Infrastructure (Water Supply pipes, sewage pumping stations, pipe-work and rising mains), beach huts that are looking tired and shabby, access pathways and promenade, old buildings that are under-used or not fit for purpose, unattractive open spaces that need sensitive treatment and toilet blocks that are not fit for purpose.

The seafront has no capital budget allocation and revenue budgets are being targeted elsewhere.

Neighbouring Authorities are investing in their seafront thereby widening the gap in the quality of the offer and doing nothing is not an option.

The Council has concluded that, over the next 25 years, at least £7m is required to address failure and stimulate investment.

As a result of the initial engagement, there was majority support for the principle of conserve, improve and invest in the beaches (approx 95%). There was general support for alternative and innovative modes of travel (e.g. water taxi, improved bus and shuttle service to the beach) but there was no consensus on how the improvements should be paid for (e.g., private investors, the Council).

The majority of respondents supported the need to make the beaches more of an 'all year round destination' with better facilities.

At this point, Cllr Mrs Butt introduced Stephen Thorne who went on to explain that, once the engagement process had finished the results needed to be embraced into a framework for consultation.

The framework has to be a Planning Document and is called a Supplementary Planning Document (SPD) that sits within the suite of planning documents already adopted

This SPD is called Sustaining Poole's Seafront and due to the time frame - a rolling 25 years - this has to be visionary and, in part, aspirational.

The Poole Borough Council Act 1986 includes a number of provisos and restrictions on certain types of development at Sandbanks and compliance with this Act will be necessary in any future implementation of development proposals. However, the principle of re-design and investment at Sandbanks remains a crucial part of the forthcoming consultation.

The five most important factors that the plan addresses are infrastructure, landscape, accessibility, demand for facilities and site characteristics.

Public consultation on the 'Sustaining Poole's Seafront' document will be for a 12 week period. Feedback will be analysed and appropriate changes made. The programme is then to re-present to Members for scrutiny, followed by Full Council for adoption in late summer 2013 but this may be subject to slippage.

Mr Thorne concluded by saying "This is your opportunity to influence. This is your opportunity to make representations. If you do not like something tell us but give us the alternative solution that will deliver the £7m required to:

- Save our beach from failure
- Improve our beach for the 21st century
- Sustain our beach for our children and our children's children."

Q. A member asked "What is a Beach Studio"?

A. ST replied that it was one of the ideas put forward by the Consultants. A Beach Studio is somewhere that one can stay overnight and would generate revenue for Poole.

Q. Reg Grimston asked when would the consultation start?

A. JB replied that it would begin as soon as possible, but it was imperative that this be done correctly and would not be rushed.

Q. RG then pointed out that, at the moment, there are problems with infrastructure and accessibility. For instance, it is not possible to overtake cars which are queuing for the car park on Sandbanks and an inordinate amount of time is wasted when trying to get to the ferry, for example.

A. JB replied that this is receiving consideration.

Q. RG replied that the opening of a Tesco Express on Banks Road is going to compound the problem and, in his opinion, this should be sorted now.

A. ST answered that transportation is a key part of the plan and, in answer to the 'Tesco Express' question, he pointed out that it did not need planning approval as no change of use was involved. The Council had nothing to do with the decision to allow a Tesco Express at Sandbanks.

Q. John Morison asked how much revenue arises from the fact that we have vast numbers of holidaymakers visiting Poole during the summer, and why can not some of this money be used for the upkeep of the beaches area?

A. ST replied that tourists don't really make any money for the Borough except through car parking. The money generated goes to hotels, shops, restaurants etc.

As far as money generated from the Community Infrastructure Levy (CIL) which was introduced in January this year, unfortunately there are higher priorities for the use of this money, such as education, rather than the beach. CIL is basically a tax on development.

Q. Roger Allen asked if officers had produced the Beach Plan rather than expensive consultants, would the Council not have saved enough money to carry out the plan?

A. ST replied that, whilst there was a lot of expertise locally, the amount of expertise needed for this consultation needed consultants.

3. APOLOGIES: Apologies were received from Terry Stewart, Harry Alexander & Jamie Pride (RMYC AGM), and Ann Christie.

4. AGM 2012 MINUTES: Accuracy & Matters Arising - The Chairman said that the Minutes of the AGM held on 28th April 2012 had been included in the Autumn 2012 magazine. He had not been contacted about their accuracy and asked for a show of hands to approve the Minutes as no queries had arisen. This was given and the Minutes were approved.

5. CHAIRMAN'S REPORT: The Chairman proposed to limit his report to the up-dating of items included in his Chairman's Report in the Spring magazine as follows:

Planning Enforcement, Tree Preservation Orders/Tree replacements

Heavytree Road (*Unauthorized felling of the 12m Scots pine as reported in the Daily Echo dated 23 June 2010*) - The Council is still waiting to see if the defendant is going to progress his appeal against sentence and confiscation only.

Navitus Offshore Wind Farm - JS said that Roy Pointer would be saying a few words about this later.

Bournemouth & Poole City Deal - Bournemouth & Poole Councils have successfully made it through to the next round of the process. They will need to complete a negotiation document and present this to a panel of Ministers (including Deputy Prime Minister) in the Autumn. The "deal" will be finalised towards the end 2013/start of 2014.

Public Rights of Way: Footpaths 82/128 (*at the rear of 48 Panorama Road to the small beach*) and 85 (*Adjacent to 2A Shore Road*) - The Council have created a new reserve to fund the cost of outstanding external legal costs related to these two objected Path Orders. Both have been referred to the Planning Inspectorate and £19,000 has been allocated in the current year.

Localism Act: Cllr Mrs Butt explained the importance of this Act at the Association's last AGM. At its meeting on Tuesday (23/04/13), the Council approved the procedures relating to a number of community rights..

- Neighbourhood Planning and Community Right to Build, covering the community infrastructure
- Community Right to Challenge, covering services to the community
- Community Right to Bid, covering assets of community value

Speeding in Branksome Park & Canford Cliffs - Reports of two local 'high profile' individuals being caught for speeding have appeared in the Daily Echo in the last day or two, one in The Avenue and the other in Lilliput Road.

JS referred to the Community Speed Watch (CSW) scheme. This is not a punitive initiative. It is an educative one. On the first 2 occasions that a car is caught via CSW, the registered keeper will receive a letter. On the 3rd occasion they will receive a visit from the Police, followed by some targeted action by the Police.

JS said that six volunteers are required per scheme but only three will be needed at the roadside. The Police are asking for 6 volunteers in order to provide each scheme with better capability and resilience.

Gypsy & Traveller Encampments: Martyn Underhill, Dorset's Police & Crime Commissioner is taking an active interest in this.

Poole Harbour Commissioners (PHC) - Version 2 of the Masterplan can now be viewed via <http://www.phc.co.uk/masterplan/>

Other matters -

Membership Secretary - We are still looking for someone to fill this role.

Advertising Manager - JS said that he was pleased to report that Roger Allen has decided to carry on in this role, with the aid of an understudy.

Conclusion - The Chairman expressed his personal thanks to Committee members and Wardens for all their work on the Association's behalf and to members for their valuable support.

6. TREASURER'S REPORT: Paul Fearnley referred to the Accounts a copy of which had been placed on the chairs at the start of the meeting.

PF summarised the accounts by pointing out that the Association had made a surplus of £2,135. There is a balance of approximately £35,000 and this is needed as a "fighting fund" should it be needed for challenging developers, planning applications etc. The increase is due to membership being up slightly and advertising income. The advertising income is due to the efforts of Roger Allen, who handles advertisements for the magazine.

PF concluded by appealing to any who did not pay the subscription by Direct Debit to consider doing so. A Direct Debit can be cancelled at any time and paying the subscription by this method would make accounting and collecting subscriptions considerably easier. He also asked that any Standing Order still going into a Santander account, which he wished to close, be transferred to Barclays by means of the mandate in the magazine, which should be sent to PF.

There were no questions and JS thanked PF for all his hard work during the year

7. APPOINTMENT OF AUDITOR: Peter Schofield had audited the Accounts and has agreed to continue for a further year. JS asked for approval by the meeting and this was given by a show of hands.

8. ELECTION OF CHAIRMAN: Wayne Hancock thanked John Sprackling for all his hard work as Chairman and, as JS is willing to take on the responsibility of Chairman of the

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Association for a further year, WH asked whether there were any other nominations as Chairman. As there were not, JS was unanimously voted as Chairman for the coming year.

9. ELECTION OF EXECUTIVE: JS asked for any nominations for the Executive Committee positions before proceeding with the election of the existing Executive Committee, who had all indicated their willingness to stand. As there were no nominations, the current Executive Committee were unanimously elected en bloc. A show of hands carried the motion.

| | |
|----------------------------|-----------------|
| President | Terry Stewart |
| Chairman | John Sprackling |
| Vice Chairman | Wayne Hancock |
| Treasurer | Paul Fearnley |
| Membership Secretary | Vacant |
| Planning Officer | Keith Alcroft |
| Secretary/Minute Secretary | Carol Parkin |
| Magazine Editor | John Gunton |
| Magazine Advertising | Roger Allen |

10. ANY OTHER BUSINESS: Roy Pointer gave a short presentation on the Navitas Bay Offshore Wind Farm.

RP commenced his presentation by saying “The wind farm will happen.” “The government is determined.” “We cannot do anything about it.” These are some of the messages we have received from the residents. It will indeed happen, if we do nothing about it! But we and you can do things if we put our minds to it.”

He went on to explain about the formation of the Poole Christchurch Bays Association (PCBA) which is a loose network of 40 Residents’ Associations, born from the Hengistbury Residents’ Association and has done an immense amount of work on the topic to date. PCBA seeks to work with Residents’ Associations over an arc from Durlston Head to Christchurch. PCBA is acting as a complementary force to existing opponents of the wind farm; it is not trying to take over, rather it is co-operating and working together in order to help. It is restricting its work against the wind farm to planning matters and is not arguing about the economics of wind power or government policy.

PCBA is already consulting with councils and other stakeholders. However, the level of public interest is still small judging by attendances at the exhibitions by Navitus Bay Development Ltd (NBDL) - Phase 1 (200); Phase 2 (2,000); current Phase 3 (Not yet known). Phase 4 will be in the Autumn and the application made for a consent order in Feb/March 2014. A decision by the Secretary of State is due in 2015. Early action allows time for the developer to change the scheme, or ideally to drop it altogether. At present, its proposals are unacceptably vague. The NBDL consultation document (page 25) displays images of turbines which are misleading - rotors are shown as much too small and completely out of scale.

Tourism relies on the unspoilt coastal area. In Bournemouth alone, this is £462 million and 12,000 jobs. If there is merely a 1% drop in Bournemouth tourism, that drop could equate to the loss of 100 jobs, i.e. the same figure for permanent jobs that NBDL claim would be created for their wind farm.

PCBA has six work streams for the main objections: visual impact, World Heritage Site, noise impact on health, tourism, birds and sailing/navigation. It will keep its link with Challenge Navitus and provide a news feed to Residents’ Associations.

RP concluded his presentation by saying “Think about the 10 years to 2023; this wind farm could then be in place. At present, if you were to bump into someone in travelling around the UK, in conversation, they may say: “How fortunate you are to live in the Bournemouth area!” We would agree. But during our time here, we are guardians of this heritage for our nation and for generations to come.

If the wind farm is built, it will be in operation in 2023. We could then be asked ‘How could you have allowed this to happen?’ What answer would you give to that question?”

Proposed SSE Sub-station in Links Road - Shirley Critchley gave her thanks to the Association for their work in getting the Sub-station moved to a different location, after she and her neighbours had had no success after a considerable time. .

11. REFRESHMENTS: The Chairman closed the meeting at 11.45am and invited everyone to partake of the refreshments provided.

John Sprackling
Chairman

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Treasurer's Report

At 31 August this year we have incurred a deficit of £967 against a budgeted surplus of £141.

The two main reasons for this are our unbudgeted donation of £750 to the Poole and Christchurch Bays Association (PCBA) to help to mount a united objection to the Navitus Offshore Wind Farm, and our less than expected increase in new members following our blanket mailing to all local residents of our Spring magazine with an invitation to join the Association.

We have just made a further donation of £500 to PCBA to underpin their campaign.

66 new members have joined or rejoined since 1 April 2013; we had anticipated many more.

Our funds stand at £33,781 so our finances are healthy but we obviously need our membership income and advertising income in order to continue to be able to support activities such as PCBA which are working to protect our very special environment.

You may have heard that it has just become easier to switch bank accounts and move standing orders to the new bank. You may be aware that I have been pestering members for some time to transfer their standing orders from our Santander account to our Barclays account so that I can close the former. Barclays will now arrange this for me so that I do not need you to transfer your standing order. However, there are still many members who are paying by standing order at old subscription rates, as low as £1 per annum. Please could I ask you to check that you are paying at the current minimum rate of £5 per couple or £3 per person.

Paul Fearnley
Hon. Treasurer

Planning Report

I have, once again, been contacted about very few planning applications during the course of the past six months. The only contentious applications to which the Association raised objections were

- **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 May 2013 but currently subject to a 'Written representations' appeal.
- **10 Nairn Road** (*Demolition of the existing dwelling and the construction of a block of 5 flats*) - Application refused on 13 September 2013
- **18A St Clair Road** (*Demolish existing building and erect 1no. 3-bed detached house with integral garage (Revised Scheme)*) - Application granted on 13 September 2013

Keith Alcroft
Planning Officer

Chairman's note: The Association has also been monitoring the following applications...

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 October 2012 and still a current application.

Save our Seaside - Industrialisation of the Bay is Still Threatened!!!

As we go to press, the latest series of consultation exhibitions are being held in towns around the bays.

Despite significant objections by a growing number of residents, the developer NBDL continues to threaten this area of outstanding beauty by the erection of potentially more than 200 monster turbines each up to 200 metres tall. These turbines would be bigger than anything you will have seen around the UK and would dominate the bay towering over the adjacent Isle of Wight and Purbeck cliffs. This picture below shows the potential height of just a couple of these monsters relative to the Needles and Purbeck cliffs.



Since the last edition, we have formed an alliance of around 50 Residents associations around the bays from Purbeck to Highcliffe to maximise the impact of objections and to overcome the still widespread ignorance of what might happen. This Poole and Christchurch Bays' Assn has three main aims:

- To ensure that our local MPs and politicians are armed with the best advice on the economic nonsense that surrounds wind energy. In this way they can expose the arguments in the House
- To prepare a detailed Representations document to submit to the Government's Planning Inspectorate who will, next spring, recommend (or not) the project to the Secretary of State for Energy and Climate Change to make the final decision in 2015, the year of the next General Election
- To increase significantly the awareness of the plans so that residents and businesses can take stock of the proposals and hopefully add to the voices already against the development

In addition we have set up an email account pcba1313@gmail.com and by the time you read this article our website should be live. To try it out type 'save our Dorset seaside' into your browser and you should find us. There will be plenty of information and pictures and links to help you get a better understanding of what this project means and what we are doing to try and stop it.

We are immensely grateful to the Association for its financial help which has enabled the setting up of the website and the printing of 15,000 A5 flyers that we have distributed to 'front line' properties to overcome the lack of information given out by the developer.

This forth round of community consultation ended on 11 October but don't worry if you have not yet made representations. Simply set out in your own words why you object to the development and send your submission to the developer, NBDL and copy the letter to your local MP and local Councillor.

The developers address for letters is: FREEPOST, NAVITUS BAY WIND PARK (no stamp needed) or email to info@navitusbay.com. Be sure to make it clear in your submission that you **OBJECT** that your opinion is properly taken into account. Remember we are the guardians of this beautiful coastal area and we must protect against sleepwalking into the industrialisation of the bay.

Roy Pointer



Comparison of turbine options set against the Needles and Purbeck Cliffs

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Branksome Park, Canford Cliffs & District Residents Association,
102 Canford Cliffs Road, Poole, Dorset BH13 7AE

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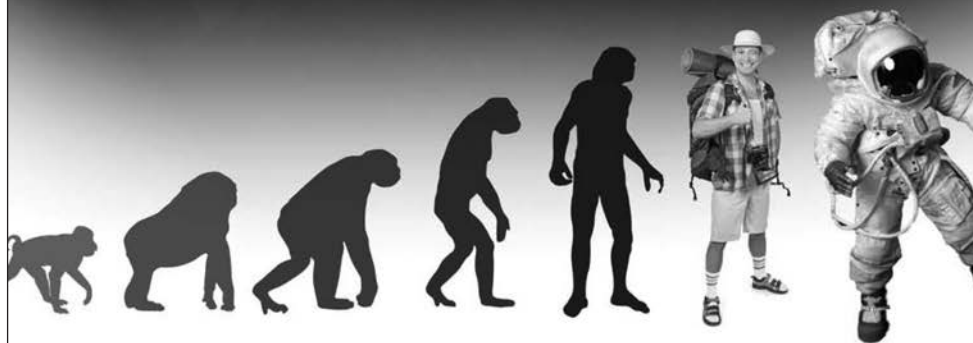
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Sustaining the Quality of Poole's Seafront

Poole Council wants to raise £7 million to upgrade the infrastructure of Poole's Seafront including the toilets, pipes and sewage over a 25 year period. But faced with the cut of £13 million from Government, they want to fund this by building 2 hotels, a row of shops, a 5 storey complex at Shore Road, apartment blocks and Residential Studios in the Chines. While supporting the objectives of 'Conserving the beautiful natural environment' and improving the quality of the seafront facilities, we are worried that this over-development and over-commercialisation will harm the character of Poole's key asset : our Beaches.

So the Southern Poole Chairmens' Group, an association of 8 Residents' Associations covering some 10,000 households, called a meeting to express our concerns to the Poole Planning Manager, Cllr. Judy Butt, the responsible Cabinet Member and Ward Councillors. We then held a meeting with our MP, Robert Syms. We pointed out that there were other means of raising these funds. The rent from the proposal to build some 400 additional beach huts will raise a large income over the 25 years. It has also been agreed that the Community Infrastructure Levy, paid by developers, can also be used. The Levy per square foot is twice as high for Canford Cliffs and Lilliput as for most of the rest of the Borough so should generate solid sums. Judy Butt has promised to break out the £7 million and show how much Wessex Water will contribute.

The meeting submitted a very detailed analysis written by John Newton for the Sandbanks Association. It pointed out that the Poole Corporation Act 1986 (which the Council initially did not know about) placed heavy restrictions on the size of Sandbanks carpark, the height of any building, the 'no build areas' at each end of the carpark and restricted building of any brick or concrete development. We challenged the financial viability of the proposed hotels, when the FJB Group of 3 hotels were finding it difficult, the Norfolk Lodge Hotel was unsold after 3 years, the New Beehive was converting their hotel rooms to apartments and the Poole Core Strategy planned on 3 additional hotels in the town and the doubling in size of the Thistle Hotel.

Historically the Branksome Park, Canford Cliffs and Sandbanks Neighbourhood Watch has received regular reports from the Police of vandalism and burglary of Poole's beachhuts. Some years have had over 100 huts attacked and it costs the Council some £30,000 each year to repair their huts. We pressed the Council to install CCTV cameras along the Prom, like Bournemouth who have had very few attacks. In the light of the prevalent vandalism, the Residential Studios will be more vulnerable since they will contain more valuable contents.

The Council's Plan splits the Seafront into 6 different Character Zones. For the first, Sandbanks, we were strongly against the proposed Boutique Hotel and row of shops which breached the Act, but we supported the idea of a glassed second storey for the Pavilion. We were concerned at the proposals to change the 'Dune Landscape' character and remove the sand bunds. We also challenged the need to reduce the number of car parking spaces - surely needed by both residents and tourists. Finally we supported the need to improve the bus service, but were worried about the idea of a water taxi from Poole Quay to the Bay side of the peninsular. There would have to be a custom built pier which could not be used at low tide. The Harbour Commissioners would object to any access dredging.

... continued page 26

For the Shore Road Zone we strongly opposed the dominant 4 or 5 storey complex which might extend over the sand. We opposed the reduction in car parking spaces by 41 and the related new apartment block which would reduce tourist use.

Further thought needs to be given on the Bay side of the peninsular. Windsurfing has become a major asset for Poole with younger tourists. More seating, equipment lockers, showers by the sea beach and other ideas from the windsurfing schools must be explored.

For the Flaghead Beach Zone we supported the proposals to maintain its character, but questioned whether there was adequate space for the 'All Ages Play Space'. For the Canford Cliffs Beach Zone we objected to the building of a house on the cliff edge at Cliff Road and building Residential Studios in the Chine. The Canford Cliffs Land Society has Covenants over the area proposed for additional car parking, and the car parking near the beach (note 33) is impossible.

For the Branksome Beach Zone we challenged the reduction in the car parking spaces and also the proposed car parking up Pinecliff and Beach roads since they are not wide enough and would reduce driving visibility. We opposed the Sky Café which would stick cantilevered over the cliff edge behind the Canford Cliffs Library, as damaging the cliff environment.

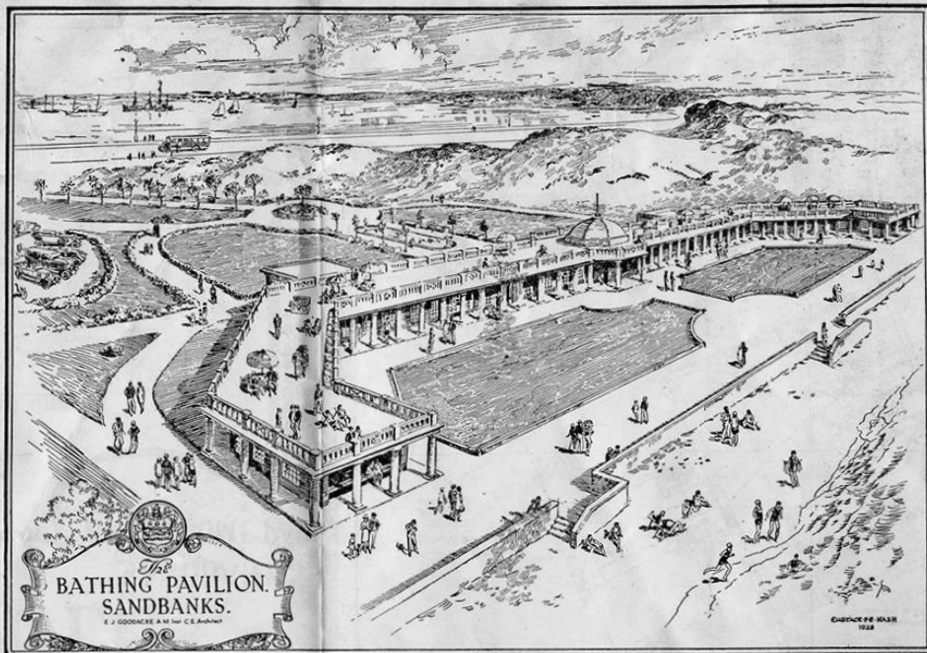
For the Branksome Dene Beach Zone we strongly opposed the building of 5 Residential Studios in the Chine and the proposed hotel rather than the current Community Centre. We asked that the Centre be upgraded as a Community and tourist facility with inside toilets and showers. The access roads should be widened, but we were worried about "Go Ape" walkways in the trees damaging the Chine environment.

While the formal Consultation Period has finished, it is important that you lodge your views with your Ward Councillors if you have not already made a response. Please read the Plan in the Library or the website : <http://www.poole.gov.uk/planning-and-buildings/planning/ldp/supplementary-planning-documents/sustaining-pooles-seafront-draft-spd/>

It is vital that residents' views are considered rather than majoring on tourist needs.

*Terry Stewart, Chairman,
Southern Poole Chairmens' Group*

SANDBANKS DEVELOPMENTS: THE NEW PAVILION.



THE NEW PAVILION at Sandbanks, designed by the Borough Engineer (Mr. E. J. Goodacre), cost nearly £10,000. It is a splendid structure, entirely in keeping with the surroundings of the little bungalow resort, and has several interesting features. Firstly, it is a bathing station, there being a number of up-to-date dressing cubicles. In addition to these there is also a large number of beach bungalows, which may be rented by residents and holiday makers. In front of the bungalows are two grassy patches with ornamental paths, and a new promenade skirting the beach. The roof of the Pavilion is flat, and is used as a promenade, and provided with deck chairs. On the other side of the building, bordered by the Banks Road, is an ornamental garden, with a rectangular pool and sundial. There is also an enlarged motor park.

Speed Watch is coming to a road near you!

For many years now residents have been complaining about the speed of cars in our area. We now have a chance to make a difference. Working with the police, groups of four residents will be monitoring traffic speed at random places and times over our Association's area. Each group will be armed with a portable radar device and cars going in excess of the speed limit will have their registration numbers taken down and these will be handed to the police. The whole idea is to remind people that ours is a residential area and the speed limit is for the safety of residents, pedestrians and other drivers. We have all seen cars travelling at ridiculous speeds along our roads.

We are very grateful to the police for working with us on this initiative and your Residents Association has funded the purchase of two radar monitors. However, the initiative will only work if residents are willing to carry out the monitoring which will involve a commitment of around two hours per month (in good company!). If you could help we would be very grateful and if you could let me know that would be much appreciated.

John Gunton

Letter from Elaine Atkinson - Leader of Poole Council in Response to Article by Terry Stewart

I would welcome the opportunity to respond to the letter printed in this edition of your magazine, penned by Terry Stewart, and titled 'Sustaining the Quality of Poole's Seafront'.

The Council, as custodians of Poole's seafront, fully recognise the valuable asset that we have and the pleasure that it brings to the many residents and visitors to it. Significant investment has been made in beach replenishment and cleaning to ensure that we have beaches for people to enjoy. However, the production of the Sustaining Poole's Seafront document is not about the beaches but about what is behind them and whether the offer is still fit for purpose in the 21st century.

As a Council we are faced with significant costs to overhaul and replace supporting infrastructure, such as the toilet blocks and access ways to the seafront. At a time of severe cutbacks to Council funding from government, it is imperative that we look at alternative ways of financing projects that enables us to deliver services. The production of the draft Sustaining Poole's Seafront document aims to set out a framework for how this could be done by utilising assets to generate income to help support the long term future of the seafront.

We have listened carefully to what many people and businesses have told us over a number of years. Many people consider that some additional facilities would add to the offer of the seafront and also attract more people to all of the seafront rather than just one or two honeypots. The document, right from the outset, explains that what is proposed as possible has to have regard to the natural environment and that whatever may come forward has to be within this context. We are not proposing the over commercialisation of our entire seafront, rather, to promote opportunities for additional facilities in appropriate locations to support the seafront's future. Any facilities would need to be of a scale that is sustainable, both in the context of the setting of the seafront, and also financially.

Mr Stewart identifies possible sources of income that could help support new infrastructure and we are aware of these. However, whilst additional beach hut revenue would provide a regular source of funding, there is no guarantee of Community Infrastructure Levy (CIL) income or that there would be agreement from the community that the proportion available locally would be agreed to be spent on the seafront.

What also appears to have been misunderstood is that this is not a plan where everything could happen overnight. The framework is one that looks to the next 25 years and beyond. We fully recognise that some of the suggested proposals are not viable at this moment in time and may not come forward and that various consents would be required. It does however provide a basis for managing change over the long term and one which will be reviewed regularly. We have received a significant number of representations to the consultation and these will be considered by Councillors. If your readers have any further ideas on how the Council might be able to maintain and upgrade the seafront then I would be delighted to hear from them.

Yours faithfully

Cllr Ms Elaine Atkinson

Leader of the Council, Borough of Poole

The Way We Were

The Martello Tower



On the cliff-top at Canford Cliffs, to the east of Canford Cliffs Chine, lies Martello Park and Martello Road, yet today no physical clue remains as to the origin of these names. It is unlikely that there is anyone alive today who can remember the substantial stone tower which once stood on the cliff edge, looking out onto Poole Bay.

The picture from the Andrew Hawkes Collection, dating from the 1870s, shows the tower, looking atmospherically battered.

Although it is not listed among the 140 Martello Towers built around the coastline in the first decade of the nineteenth century during the Napoleonic wars, it seems to have been very similar in design - a massive round tower about 40 feet tall, on two floors with an open platform on top, on which could be mounted a cannon.

The tower at Canford Cliffs is believed to have been a folly, built in the mid 1850s by Sir Charles Packe, whose huge Branksome Tower Estate extended inland from the sea to County Gates, bounded by Canford Cliffs Road to the west and the Bournemouth boundary to the east. The 'Martello Tower' is marked at the very southwestern corner of Branksome Tower Estate maps, as well as on 19th century maritime charts, and on the Ordnance Survey of 1893, and on subsequent OS maps up to the 1920s. However, sometime between the wars, cliff erosion toppled it on to the beach, where no trace now remains.

Jeremy Waters
jeremy.waters5@btinternet.com

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BRANKSOME PARK: THE NEXT GENERATION

Grandchildren stories are, by and large, only of interest to the nearest and dearest of those concerned. But, this account is so linked to the delights available to the denizens of Branksome Park, that I feel it deserves a wider airing on that basis.

Our 8½ year-old grandson James was released to our custody for the first time in his young life for a planned 'sleepover' of two nights in Branksome Park. He achieves sturdy independence on his father's 2¼ acre nursery site just outside Litton Cheney, growing aquatic and cottage garden plants. He lives a Huckleberry Finn sort of existence there, reluctantly attending the village school, which he regards as an unwarranted intrusion, as he is really too busy helping his dad. He has lived all his life in a barn, without benefit of running water (other than the River Bride on the southern boundary) no mains electricity (apart from solar panels, B&Q wind turbine), no gas (except what comes in a bottle) and no planning permission for residence there. Fortunately, they have now gone legit, and have permission to build. Consequently, the limited attractions in Branksome Park had to compete with mini-digger and dumper trucks.

However, the æ acres here, with a pine-clad hillside and a few hundred feet of rustic log-lined woodland paths proved sufficiently interesting to provide a counterbalance. So, a day of raking paths, collecting kindling wood, and sawing logs. With log burners as the only form of heating at home, James is used to tracking down kindling wood. He is also trained in using a bow saw, aware of the risks, and probably safer than his granddad in the use of the tool. More exciting, because there is no equivalent at home, is a small electric shredder. Under the eagle eye of his grandma, who was lopping branches for him to manageable lengths, and with dire warnings as to the results of not following safety instructions, he fed in lengths of rhododendron and laurel. His perseverance eventually produced the impressive total of 32 bags of shredding, representing half a cubic metre of raw compostable material. His granddad, in the mean time, had cut back the entire excess growth on one side of the drive, in an attempt to keep up with the shredder!

The following day, James, initially rather reluctantly, was taken down Branksome Chine for a morning on the beach. Armed with a garden spade and border spade respectively, James and I set about the all-important task of sandcastle building. Looking up from my labours, I saw James had a neat circular trench. "Why the trench, James?" "For the foundations of the castle, of course". Having come from the context of starting house building, where the first requirement was a trench, that was perfectly logical. "And what are you going to fill the trench with?" With nothing but sand all around, James understood the flaw in his logic. But, by the end of the morning, circular walls, smoothed with a spare trowel, and tumps at intervals representing turrets, James had produced his very first sandcastle.

After that, a dip in the sea. Used to the shingly deeply shelving shore further round the coast, James approved of the gentle sandy slope of Poole Bay, and had his first real swim in the sea. So, a couple of days of widening his horizons, if only to the delights of Branksome Park. And giving the next generation a broader view of life is, I believe, one of the functions of being a grandparent.

David Reeves

CHRISTMAS DAY LUNCH

“COME DINE WITH US”

GROVEFIELD MANOR will be serving a fabulous 5 course Christmas Day Lunch. We shall be offering a Menu of varied choices in the relaxed surroundings of this festively decorated, small hotel.

Telephone 01202 766798 for Menu and Reservations.



TACKLING THE TRAVELLER ISSUES

We have had some 12 Traveller “invasions” onto our Parks and Open Spaces this Summer, as they are on their way to the Dorset Steam Fair. This has caused serious concerns from residents - I have received over 75 emails on the subject. It is not just that they prevent residents and tourists from using our Borough amenities, but other problems like the 5 tons of rubbish and waste that 10 caravans left in the Beach Road carpark last year.

There are 2 problems with the current situation : Once the Travellers are moved on by legal edict, they promptly move on to another Open Space. Also however the Parks are protected, the Travellers break in. Thus last year we persuaded the Council to protect Whitecliff Park by placing large Purbeck boulders around it. But when they were moved on from blocking Baiter carpark a padlock was found to be cut on a removable bollard and access was gained to Whitecliff. They then raced their cars across the cricket pitch and their presence prevented residents’ children from using the large playground. When excrement was found smeared across the slides, this was the final straw for the Council and they took further legal action.

The problem is that there is not a clear, documented policy for moving them on promptly and firmly. Bournemouth Council appears to adopt a tougher non-welcoming policy compared to Poole. Government Guidelines lay down that Travellers can only be moved on if there is an approved Transit site in the Borough. Our Council - and Bournemouth - have not been able to find any transit site that is acceptable to neighbouring residents. The Government has asked Poole to provide 8 pitches, but this would be pointless when 20 caravans turn up at the Branksome Rec - they could not be moved on. I talked to Martyn Underhill, the new Dorset Police Commissioner. His solution would be to change Government Guidelines and allow Poole to move caravans on to an approved Transit site in the rest of Dorset. But this solution is unpopular with rural District Councils. At the moment there is a temporary Transit site for a week for Travellers on their way to the Steam Fair. I have recommended that this be extended to 4 weeks.

I talked to the County Gypsy and Traveller Officer and he said there were 2 distinct ‘tribes’ : Gypsies, who have a historical heritage, and Irish Travellers. Gypsies apparently give little trouble and are normally accommodated in the Permanent sites such as our ones at Mannings Heath. I understand that 7 years ago Travellers in Ireland used to park anywhere, but the Government changed the law and made parking on private land a trespass liable to a fine. So I gather some 300 caravans came over to England. I also talked to Inspector Horton who confirmed that under Police Chiefs’ ACPO Guidelines the Police have the power to move caravans on if they prevent residents from using a local amenity such as playgrounds, car parks or recreational facilities. However, the custom has arisen that the Police delay to consult the Council and leave the Council to take the initiative.

So I have asked Cllr. Judy Butt, the relevant Cabinet Member, to set up a meeting to agree clear policy on how to deal with ‘invasions’ next Summer. She has now arranged a Seminar on October 18 to include MPs, Councillors, Officers, NHS, the Police and Martyn Underhill. Initially I had asked that Eric Pickles, the Minister, be invited since there is obviously a need to change the Law, but the Council sees that as a second stage. However, we had a meeting with Robert Syms MP and he agreed to raise the problems with the Minister and the relevant civil servants.

We hope that the Seminar will both agree a firm, prompt procedure for moving caravans on, and put pressure on the Government to improve the Laws and Guidelines.

Terry Stewart, President.

Branksome Park, Canford Cliffs and Sandbanks Neighbourhood Watch.

Dorset Police Male Voice Choir

Haven't heard us sing or perhaps you haven't even heard of us?

The choir was founded by its first Musical Director, Doug Bloom on 4th July 1995 and its present Musical Director, Dr. Jane Oakland took over the baton in October 2009. The choir currently has approximately 50 members.

The choir is based in Bournemouth, rehearsing each Tuesday evening in the Music Suite at Bournemouth School for Girls.

The choir's aim is to promote good singing and in the process to enjoy itself and to help raise monies for a range of charities, locally, nationally and internationally. The choir is a registered charity in its own right and has helped to raise over £250k since its formation. The choir performs a wide variety of music including classical, choral and songs from musicals. Whilst it performs mainly within the Dorset catchment area it has travelled to such diverse places as San Francisco, Cherbourg, Guernsey and Dublin.

In July 2013 the choir was joined by the Avon & Somerset Constabulary Male Voice Choir in St. Ambrose Church, Westbourne when £3,250 was raised on behalf of the Dorset Police Benevolent Fund and Flint House, a Police Rehabilitation Centre at Goring on Thames. The concert was generously supported by a number of Canford Cliffs businesses.

These days the choir comprises mainly of retired police officers and others 'known to the police'.

A recent innovation has been the introduction of 'Friends of the Choir' with the objective of keeping the 'Friends' advised of the choir's forthcoming concerts and social activities and to give them the opportunity to get to know the officers and members of the choir as well.

Singing is good for the soul as well as your health. It is a pastime contrasting with your day-to-day role and an excellent means of focussing on a really interesting and rewarding hobby whilst relieving the stress of your normal busy life.

We are always looking for new members and 'Friends' so if you are interested in finding out more about us or know someone who does please contact our Secretary, Clive Leonard on telephone 01202 886595 or email: cliveleonard@talktalk.net or myself Graham Chambers, Chairman on telephone 01202 540030 or email: chambersir@aol.com

Poole Maritime Trust

A society for those interested in Poole Harbour

Poole Harbour is one of the most fascinating and beautiful places in Britain, with a remarkable history - and it's ours!

The purpose of Poole Maritime Trust (PMT) is to contribute towards the public understanding of all maritime matters concerning Poole Harbour and its environs. It was inaugurated in 1974 and is a registered non-profit making charity.

The Trust organises a regular series of lectures each winter, visits to places of interest in the summer months, archaeological investigations, as well as social events. Its offices, above Canford Cliffs Library, house a magnificent collection of maritime books - a *must* for all students of geography and history.

In 2000 it was realised that serious archaeological research required greater expertise than was available within PMT and so a research section the **Poole Harbour Heritage Project** (PHHP) was established with help from the University of Bournemouth and other local experts. Much has already been achieved by PHHP with work on Green Island and the Causeway for example.

The Trust is always eager to welcome new members so if you would like to know more please visit the website **www.poolemaritimetrust.org**, contact the Secretary on 01202 706373 or visit the PMT office (entrance through the white gates at the end of the library car park). We are always happy to welcome visitors on Thursday mornings between 10.00am and 12.00 (except during August). Annual single membership costs £12.50 and family membership £20.

THE BOOK OF POOLE HARBOUR, published by the Poole Harbour Heritage Project, is a tribute to the richness and diversity of the Harbour. It provides a comprehensive and illustrated account of the remarkable history of our magnificent harbour from its formation following the last Ice Age to the twenty-first century - A MUST FOR EVERY LIBRARY and a terrific Christmas present. Copies can be purchased for £25 from the PMT Office, or contact the Secretary.

A Bit of Gilbert and Sullivan

The Yeomen of the Guard may be an old favourite, but when Bournemouth Gilbert & Sullivan Society presents it at Lighthouse this autumn, the music will be in new hands. Following Jean Holt's retirement as Musical Director after 22 years, the Society has appointed Keziah Jacombs as her successor.

Keziah - Kizzy for short - has a degree in music from Southampton University, where she has been Musical Director for five productions by the university's Light Operatic Society. A knowledgeable and devoted G&S fan, she conducts Pocket Theatre in Southampton as well. She has been playing piano since she was four, but also trombone since she was seven, and she conducts the brass band, the St James Excelsior Band.

Kizzy says, 'Working as Musical Director with Bournemouth G&S Society, I have an accompanist, which gives me the chance to concentrate fully on directing. Up to now, I have always had to accompany as well. Even with the brass band, I am often to be found playing trombone and conducting at the same time!'

The Yeomen of the Guard is perhaps the most serious of all the operas, yet Gilbert's satire and punning one-liners abound and there are plenty of topsy-turvy plot complications. Many believe that it is Sullivan's finest score and both he and Gilbert felt that this was their favourite opera.

Set in the Tower of London, the story revolves around a false charge of sorcery with impending execution, a hasty marriage to a blindfolded strolling player and a clever escape. The mix of characters ranges from the Lieutenant of the Tower to the bumbling jailer, from a confused singer to a jealous young girl, from a frustrated old maid to a lovelorn jester. Talented principals will bring these personalities to life, supported by a strong chorus of genuine singers. The show is at Lighthouse, Poole, from Wednesday 23rd to Saturday 26th October at 7.30 (with matinées at 2.30 and 7.30 on Thursday and Saturday).

To promote the production, Neil Winkley, Chairman of Bournemouth Gilbert & Sullivan Society, volunteered to sit in the stocks at the recent Broadstone Fair. Neil's stunt fitted well with the opera's theme of punishment and its slightly sinister overtones.

Bournemouth Gilbert & Sullivan Society was founded in 1947. It is not only part of the local cultural scene, it, is one of the most highly regarded societies of its type in the country. It has won numerous awards and is regularly invited to take part in the annual International Gilbert & Sullivan Festival at the Opera House at Buxton in Derbyshire.

Roger Allen



It's not a game of Racing Demon - Patience is the watchword..... and it's a game of Poker

The government is trumpeting the success of its lending policies; Barratts are predicting increasing sales, hardening prices and better profits; estate agents are in the car showrooms buying (leasing?) the latest souped up Merc, Range Rover or other flashmobile with which to seduce the unsuspecting or impress the gullible and the rogues gallery (i.e. some discredited - to use an apt word - members) of the developer community has begun to put its head above the parapet with seemingly attractive offers (which usually fail to consummate). And well, yes there is some justification for the increased air of optimism; there are more deals being done, reportedly even on some of the “sleepers” which have dogged the top end of the local market for years. But the trick will still be won and the contract made (Bridge, you see) by not, as vendor, overplaying your hand.

Let me illustrate the pack you are dealing with by some statistics on the number of properties currently (early September 2013) for sale or sold stc :

BH13, BH14 Property Market - Performance Analysis

| Asking Prices | For Sale | Sold STC | Ratio Sold STC to For Sale |
|----------------------------------|-----------------|-----------------|---|
| In excess of £3 million | 22 | 8 | 36.36% |
| More than £2m, up to £3m | 51 | 11 | 21.57% |
| More than £1m, up to £2m | 148 | 23 | 15.54% |
| More than £700K, up to £1m | 169 | 32 | 18.93% |
| All properties > £700K | 390 | 74 | 18.97% |

These figures and the comments below are derived from the portals (Rightmove®, Primelocation®), agent websites and our own in-house research tools. They exclude those properties which are already recorded sales at the Land Registry (31 sales in BH13 and BH14 at prices > £700K so far this year to 2.9.13) and, while not all the sold stc properties shown will actually exchange and complete (c. 30-40% fall out is not uncommon), it does point to a more active market than the last 5 years.

However, what it also points to is that there is still a large overhang of unsold property - more than 80% of the available stock above £700,000 is still unsold, and some of that has been on the market for more than 3 years! Worse still is the fact that, in addition to the numbers above, there have been over 67 properties which, having been on the market at some point over the last year, have since been withdrawn but have not shown up at the Land Registry as sales - we can only conclude that the sellers are waiting for better times to return before re-marketing, having got fed up with the lack of interest.

I don't want to depress you because there is life yet in the old dog of the market and there is more money coming into the system as confidence returns but in our view, what really pays is realistic pricing of your home from the outset so as to avoid contamination from over-exposure. It is noticeable from our research still that actual transaction prices for those properties which have been on the market for more than 6 months are significantly lower - somewhere close to 60-75% of original asking prices, on average - than those which are realistically priced on initial marketing (90+%). Greed and the flattery of estate agents are the enemy of the willing seller. Research and understanding are valuable. Use it. Then keep your cards close to your chest. Play judiciously. Finesse the buyer. Proper pricing achieves the contract.

For further information, contact Jeremy Priestley, formerly MD of Hamptons International; Adrian Black, formerly of Goldman Sachs or call in and see Pippa Sole, Branch Partner at Berkeleys in Haven Road on 01202 708383.

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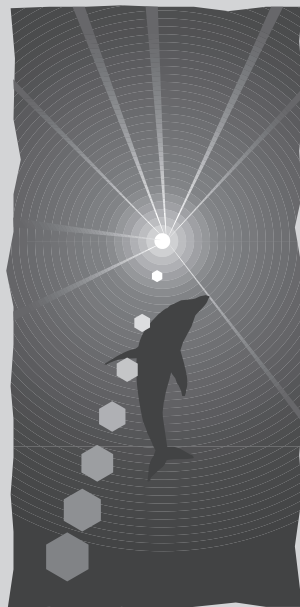
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| Bracken Hill | Mr G. Anderson, 6 Buccleuch Road BH13 6LE |
| Branksome Towers | Mr R. Dimbleby, 30 Westminster Road BH13 6JQ |
| Buccleuch Road | Mr G. Anderson, 6 Buccleuch Road BH13 6LE |
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| Canford Cliffs Road (<i>Odd Nos. 69-99</i>) | Mr T.H.F. Stewart, 1 Canford Cliffs Avenue BH14 9QN |
| Cassel Ave | Mrs C.N. Norman, 13 Pinewood Road BH13 6JP |
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| Chesterfield Close | Mr K. Goldstein-Jackson, 18 Martello Road BH13 7DH |
| Dalkeith Road | Mrs S. Holt, 14 Ettrick Road BH13 6LG |
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| Ettrick Road | Mrs S. Holt, 14 Ettrick Road BH13 6LG |
| Forest Road (<i>Houses only</i>) | Mr T. Thurston, 8 Baillie Park, Forest Road BH13 6DE |
| Haydon Road | Mr R. Dimbleby, 30 Westminster Road BH13 6JQ |
| Lakeside Road (<i>Houses only</i>) | Mr P.M. Harland, 20 Lakeside Road BH13 6LR |
| Leicester Rd | Vacant |
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| Martello Road | Mr K. Goldstein-Jackson, 18 Martello Road BH13 7DH |
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| Haven Road | Mrs C. Parkin, 22 Ravine Road BH13 7HY |
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Life is Really Stranger than Fiction...

*Thanks to Sylvia Foskett for this contribution.
Sylvia recalls it from her husband's time at Poole Radio Cabs.*

A busy morning in the Taxi Office - and a call comes in.

Elderly Lady.
Can I have a Taxi please?

Operator.
Certainly Madam - where are you?

Elderly Lady.
In a telephone box.

Operator.
Which telephone box Madam?

Elderly Lady.
Well you should know, you're the Taxi Driver!!!

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Canford Cliffs Ward (which includes Branksome Park).

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