

# Pines and Chines

Autumn 2014



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

Visit the Association's website [www.BranksomePark.com](http://www.BranksomePark.com)

# Long Close

A Private Residence  
for Gracious Retirement



At Long Close we specialise in encouraging our residents to remain as active as possible retaining their dignity and independence in a democratic society, with complete care and back up assistance.

**All enquiries welcomed with open invitation to view. The Proprietor and Manager are always available to discuss your needs.**

**01202 765090**

23 Forest Road, Branksome Park, Poole, Dorset BH13 6DQ  
Email [enquiries@longclosecare.co.uk](mailto:enquiries@longclosecare.co.uk)

# CONTENTS

Editorial.....	1
Executive Committee .....	2
Chairman's Report.....	4
Minutes of AGM .....	12
Treasurer's Report .....	17
Planning Report.....	18
Save Our Seaside - Application for Navitus Bay.....	19
Environmental Threats To Poole.....	25
Pre Nuptial Agreement - The Present and Future .....	27
Party House for Sale or Rent .....	28
Improving Relations Between Poole Council and Poole Residents .....	30
Pinecliff Sunken Gardens.....	31
A Look Back at Burton Road.....	32
Branksome Park ... in Wonderland.....	35
Poole Maritime Trust.....	36
The Bubbly is Back on the Table.....	39
Women at All Saints' Branksome Park .....	40
Wardens .....	41
Councillors .....	43

## EDITORIAL

Where do the years go and it is true, the older you get the quicker they go!

Hopefully the magazine contains something of interest for all readers' with articles ranging from what the Association has been doing to looking back at the development of Burton Road.

I am grateful to Roy Pointer for a further article on the proposed windfarm, and it is vitally important that residents remain engaged on this important issue. Terry Stewart has provided a piece on improving communication with our Council, and it does need to be emphasised that the Association is committed to working with our Councillors to obtain the best outcome for our members.

I would also like to draw readers' attention to the ongoing issue of Party Houses and Jen and Steve Cameron have done a fantastic job of driving our concerns forward. Please read their article in the magazine because it could all happen at a house near you.

My customary season's greetings and after a lovely summer I'm hoping for a White Christmas.

*John Gunton - Editor*

# EXECUTIVE COMMITTEE

**President:**

Terry Stewart  
1 Canford Cliffs Avenue,  
Poole BH14 9QN

Tel: 01202 701637  
Email: ts@terencestewart.plus.com

**Chairman:**

John Sprackling  
23 Lindsay Road, Branksome Park,  
Poole BH13 6AN

Tel: 01202 751553  
Email: johnsprackling@gmail.com

**Vice Chairman:**

Wayne Hancock  
60 The Oasis, 45 Lindsay Road,  
Poole BH13 6AP

Tel: 01202 765993  
Email: hancock.wj@gmail.com

**Treasurer:**

Paul Fearnley  
102 Canford Cliffs Road,  
Poole BH13 7AE

Tel: 01202 707128  
Email: pauldfearnley@gmail.com

**Membership Secretary:**

Mike Parkin  
22 Ravine Road,  
Canford Cliffs,  
Poole BH13 7HY

Tel: 01202 706591  
Email: parkinmt@yahoo.com

**Planning Officer:**

Keith Alcroft  
1 De Mauley Mews, 7 De Mauley Road  
Canford Cliffs, BH13 7HP

Tel: 01202 709737

**Secretary/Minutes Secretary:**

Carol Parkin  
22 Ravine Road, Canford Cliffs,  
Poole BH13 7HY

Tel: 01202 706591  
Email: carolaparkin@tiscali.co.uk

**Magazine Editor:**

John Gunton  
36 Links Road, Lower Parkstone  
Poole BH14 9QS

Tel: 01202 701626  
Email: jngunton@tiscali.co.uk

**Magazine Advertising**

Roger Allen  
23 The Oasis, 45 Lindsay Road,  
Branksome Park, Poole BH13 6AP

Tel: 01202 760915  
Mobile: 07718 635949  
Email: waterfallallen@gmail.com



# Your Canford Cliffs Team...



**We are here to support you to make the most of every opportunity and cope with each challenge.**

Ellis Jones have the brightest legal minds working in specialist departments that offer the full spectrum of legal services.

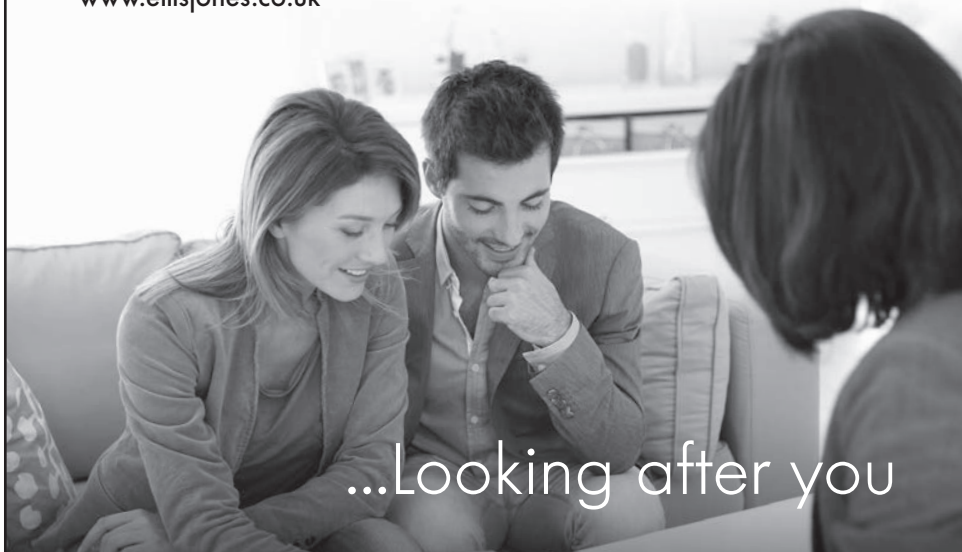
We are always looking for innovative ways to provide our clients with the legal and practical support they need in business and their private lives.

Visit our website to find out more about our services or contact your friendly Canford Cliffs team today.

T 01202 709898 E [canford@ellisjones.co.uk](mailto:canford@ellisjones.co.uk)

**Ellis Jones Solicitors** 14a Haven Road Canford Cliffs Dorset BH13 7LP

**[www.ellisjones.co.uk](http://www.ellisjones.co.uk)**



BOURNEMOUTH CANFORD CLIFFS RINGWOOD SWANAGE LONDON

## THE AIM AND OBJECT OF THE ASSOCIATION

The aim of the Association is to protect the interests of residents, and to investigate on their behalf any aspects which could be detrimental to private properties or public services. The Association endeavours at all times to maintain good relationships with the Poole Borough Council and to bring to their notice all matters that adversely affect the amenities of the whole of the District.

It also submits recommendations to the Council concerning any plans, developments or financial matters which would improve the environment, community, safety, amenity and cost effectiveness of the area and the residents' quality of life.

The Association is a member of the National Organisation of Residents' Associations and the Campaign to Protect Rural England.

The minimum Annual Subscription is £3.00 per member (or £5.00 per couple). In many cases contributions exceed this figure. There is a special bulk subscription rate of £2 per flat for blocks of flats.

## CHAIRMAN'S REPORT

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

In the last magazine, I was bemoaning the fact that only a small number of residents attend the Association's regular meetings on the 2nd Wednesday in each month but. I am pleased to report that, in the last six months, we have had some well-attended meetings, as residents have been impacted by several particular issues, namely, parking in Burton Road, 'Party Houses' and the proposed changes to Poole's Conservation Areas. Attendance at the Association's meetings is so important, as it can then be truly said that the Association is representing the majority views and not those of the more vocal minority.

Again, as I said in the last magazine, it would be good to see a better attendance at the Council's quarterly Canford Cliffs & Penn Hill Area Committee meetings which, generally speaking, are poorly attended. However, until residents can persuade our elected representatives to change the boundaries covered by Area Committees and include Parkstone Ward with Canford Cliffs & Penn Hill Area, the problem of poor attendance will continue. We are told that no changes are planned until after the Local Election in May 2015 but I am not 'holding my breath'.

As always, this magazine is being distributed by our network of Wardens and 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 death of Brenda Bond, who died on 6 August 2014. Brenda was the widow of the late Michael Bond who was the Association's Membership secretary for many years. Brenda's private family interment was followed by a celebration and thanksgiving for her life at the Church of the Transfiguration on Monday 1 September.

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

**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/>

**Community Engagement Working Party (CEWP)** - The Council is developing an e-mail based newsletter service for Residents' Associations and other interested groups. The Communications Team has now identified a system which has been adopted by a number of other local authorities which the Council is now proposing to introduce for an initial 12 month trial period.

Once the new newsletter system is launched and in place, the Council will be seeking feedback from subscribers (through the form of a survey) about the service and areas where it might be improved and developed.

The suggested first four topics for newsletters are:

- News and Events (to include the Council's diary)
- Waste and Recycling
- Poole Projects (open spaces, play areas etc)
- Planning

The Council is expecting to have the new system ready for trailing by the end of October.

**Planning Enforcement, Tree Preservation Orders/Tree replacements** - Whilst the Council's Planning Enforcement Team are still kept busy dealing with complaints around the rest of the Borough, I have received no complaints in the past six months.

**Sustaining Poole's Seafront** - See separate article by Terry Stewart about this elsewhere in this magazine.

**Proposal for On-Street Pay & Display on selected roads adjacent to beach areas** - I am informed that, at the Economy Overview & Scrutiny Committee (EO&SC) meeting on 14 July 2014, the Planning Policy & Implementation Manager reported that the Council was no longer making any recommendation to introduce parking charges into residential streets near to beaches. On-Street Pay & Display throughout the whole of the Sandbanks Peninsula was threatened too.

At the time of writing this report (Early September 2014), the draft Minutes of this meeting have yet to be posted on the Borough of Poole website but the Chairman of the EO&SC has written a report on behalf of his Committee which recommends to the Cabinet that Car parking charges should not be introduced on residential streets close to Poole's seafront.

I think it is an important facet of democratic accountability that decisions are made available publicly as soon as possible after the decision has been taken. In 2009, an internal target of 21 days was set for publication. When this standard was met and a review of this area is complete it was hoped to agree a more stretching shorter time period. In the event, the target seems to have been interpreted as 21 working days.

**Canford Cliffs and Penn Hill Conservation Areas Boundary Review** - The decision procecess over the next few months will be:-

1. The Planning & Regeneration Services Unit will do a summary of the responses and produce a revised set of proposals.
2. This will be discussed by the Economy Scrutiny and Overview Committee in November (or possibly January) which has no power of decision, but will make recommendations.
3. A final decision on the policy will be made by Cabinet or Council.

A well-attended Public Meeting was held on 29 July 2014. at which officers from Planning & Regeneration Services Unit explained the rationale for the review. That there were 80+ attendees showed the degree of concern of the residents.

There is significant opposition to the de-designation of Eastern side of Canford Cliffs Road from the Branksome Park Conservation Area and the Association has written to the Planning Policy & Implementation Manager about this. There are nine Conservation Areas within the area covered by our Residents' Association and the consensus of opinion seems to be as follows...

Beach Road - This includes the car park on its periphery and stretches to the Promenade. Some objection to its de-designation was raised at the Public Meeting and, at the Association's subsequent monthly meeting, there was a slight majority in favour of opposing this de-designation in order to protect the car park from unsuitable development. There is also an urgent need for better signage to this car park. There is also a view that Branksome Dene Chine should be designated as a Conservation Area.

Branksome Park - See above

Canford Cliffs - No opposition to its de-designation was raised at the Public Meeting meeting

Canford Cliffs North - ditto

Chester Road - No change proposed

Compton Acres - No opposition to its de-designation was raised at our Public Meeting meeting, as there is already Grade ii\* Registered Parks and Gardens status in place, and therefore Conservation Area status is unnecessary. However, since the meeting, representations have been received over the plans to de-designate this area.

Harbour Heights - ditto. At the time of its introduction in March 2004, there were a number of residents living within the area who were opposed to this and it is suspected that they will be pleased with this proposal.

Haven Road - No objection to its de-designation was raised at the Public Meeting meeting

The Avenue - No objection to proposal (See below) was raised at our Public Meeting meeting.



*Properties to the east of the existing conservation area between Cassel Avenue and the boundary of Bournemouth Borough Council were appraised together with those along the north side of Mountbatten Road, and considered to be of sufficient quality to be included in the conservation area.*

**Evening Hill** - Although this is not within the area covered by the Association, it is felt that this is sufficiently important to retain its status as a Conservation Area. As there had been quite a lot of discussion on the Beach Road Conservation Area, which includes the car park on its periphery and stretches to the Promenade, a vote was taken as to whether or not there should be opposition to the proposal to de-designate this Conservation Area. There was a slight majority in favour of opposing this de-designation.

**‘Party Houses’** - See separate article by Steve & Jen Cameron, who lead the Party House Action Group, elsewhere in this magazine.

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

**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.

This proposal is gaining traction amongst residents but faces implacable opposition from our elected representatives.

It is relevant to this debate that Dorset Local Enterprise Partnership’s Strategic Economic Plan (p. 254) mentions a “Combined Authority” which, in its eyes, probably means one (unelected) body for the geographical county of Dorset.

The original City Deal bid specifically referred to “Bournemouth and Poole City Region.”

A Government Working Paper published in 2006, defined City-Regions on the following lines:

*City-Regions essentially comprise a central urban core together with the relevant commuter hinterland: The aim in defining them is to identify the boundaries of those areas in which a majority of the population see the core city as “their” place - in which they may work, shop for certain types of goods, visit for entertainment and leisure pursuits, and with which they identify. Although successive reorganisations of local government in the last half-century have never embodied the geometry of City-Regions, the argument for their relevance as administrative or strategic entities has grown ever more powerful. The increased range of commuting brought about by greater car ownership and higher employment mobility has widened the functional area of English cities, making existing local authority district boundaries increasingly less representative of the real functional reach of towns and cities.*

There is a body of local opinion which believes that, here in S.E. Dorset, ‘conurbation’ and ‘City Region’ are one-and-the-same for most practical purposes and, in our case, this does not cover the whole of Dorset.

**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.

Approval was granted for the building comprising 20 Apartments with basement parking; re-arrangement for the existing Compton Acres parking area, and demolition of the existing office building set within the current car park on 27 December 2012. This site has been acquired by Ortus Homes, a subsidiary of McCarthy & Stone. The former office in the car park was demolished some time ago and there now seems that there is movement to go ahead with this development.

Concerns about speeding traffic on Canford Cliffs Road between the junction of Lilliput Road and the roundabout by Loch Fyne are becoming acute and a request for a Pelican Crossing adjacent to Compton Acres, which would help slow the traffic down, is being called for.

**Sunken Gardens at Pinecliff Gardens** - See separate article by Wayne Hancock about this elsewhere in this magazine.

**Canford Cliffs Village Christmas Lights** - The Canford Cliffs Land Society (CCLS) is arranging for the Christmas lights erected this year and the Association will be making a financial contribution.

The date for the switching on of the lights has been fixed for Friday, 21 November and Mazda Motors have very kindly agreed to host the event.

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

#### **Public Rights of Way:**

Westminster Road end of Dalkeith Road - No new developments

Buccleuch Road to Lakeside Road - ditto

Bessborough Road - ditto

**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.

I am informed that, as the S106 was dated 24 May 2001, a number of financial outstanding contributions ceased to have effect after 24 May 2011.

I am challenging this as, whilst I stand to be corrected, I cannot see any reference to a 10 year time limit in the definition of the 'Trigger Date' at 2.1 of the Legal Agreement dated 14/03/00 between the Borough of Poole, Poole Developments Ltd (formerly Orb Developments Ltd) & the Royal Bank of Scotland.

**Council's Budget 2014/2015** - Poole is still in the bottom 10 of Unitary Authorities in terms of funding but as at 30 June 2014, there is a small year-end deficit of £42,000.

# **HAMILTON TOWNSEND**

**CHARTERED SURVEYORS • PROPERTY MANAGEMENT**

**Hamilton Townsend is a firm of Chartered Surveyors specialising in the provision of property management services.**

**Based in Westbourne, the practice is owned and run by David Jenkins MRICS and Tim Townsend MRICS, who between them have over 45 years experience in providing property consultancy services.**

**We provide management services to freeholders and resident management companies, we also administer property portfolios on behalf of private clients.**

**We are members of the Association of Residential Managing Agents (ARMA) and are authorised to provide general insurance advice.**

**We can provide a no obligation quotation for the provision of advice on a broad range of property aspects.**

**First Floor, 1-3 Seamoor Road, Westbourne,  
Bournemouth, Dorset BH4 9AA**

**Phone: 01202 765404**

**Fax: 01202 765534**

**[www.hamiltontownsend.co.uk](http://www.hamiltontownsend.co.uk)**



The Council's revenue financial outturn for the year is a surplus of £2.057m. This includes £0.140 million of additional grants for 2013/14 announced by Central Government in early April 2014. The surplus has been transferred to the Council's reserve in support of the Medium Term Financial Plan for the next three years.

Corporate Property and Asset Management Strategy 2013 - 2016 - There has been no new developments since my last report, with no Action Plan for 2014 - 2015 in the public domain.

**Community Speed Watch** - John Gunton is the Branksome Park Community Speed Watch co-ordinator.

The monitoring group consists of three or four people who carry out the monitoring over a two hour period. The speed of cars is registered using a hand-held portable device and the registration number of cars travelling over 36 miles per hour noted. No photographs are taken. The owners of vehicles travelling over the limit will then receive a letter from the police reminding them of the importance of keeping to the speed limit. If they are caught a second time then a further letter is sent and if they are caught a third time then the police are likely to visit them to personally remind them that speed limits are here for a reason. The aim of the exercise is to remind people that we live in a residential area and they should think twice about travelling at speeds which have been monitored, of 45mph and above. In summary, the speed monitoring is an initiative adopted by the Association in response to residents' requests.

It is important we do something other than just saying the authorities are responsible when clearly the resources are not available.

**Gypsy & Traveller Encampments** - See separate article by Terry Stewart elsewhere in this magazine.

**Vision for Poole Group** - Terry Stewart & John Sprackling are members of this group and it is hoped that the Poole Quay Forum will complete its bid to produce a full Neighbourhood Plan by the end of the year. The Forum has had a presentation from the developers to develop the site of 'Between the Bridge's and has registered several concerns.

There has been pressure to let the empty units on Dolphin Quays, with Lush Soaps taking over a large unit on the first floor.

**Southern Poole Chairmen's Liaison Group** - 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.

The Group has recently submitted a paper to the Council the submission to the Council on 'Improving Relations between Poole Council and Poole Residents.'

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

**Poole Borough Council** - Committee Dates. Please see the Borough of Poole website at [www.boroughofpoole.com](http://www.boroughofpoole.com) for Agenda and supporting papers.

**Other matters** - Membership Secretary - Mike Parkin has kindly agreed to take on this role.

*John Sprackling - Chairman*



# K9 SECURITY (GUARDING) LTD



**FOR ALL YOUR SECURITY REQUIREMENTS**

**SECURITY SPECIALISTS & CONSULTANTS**

**MOBILE PATROLS • STATIC GUARDS • KEY HOLDING • HOME WATCH SERVICE**



## **Home Watch Service**

In conjunction with our successful Alarm Response and Key holding service, Home Watch Service is a bespoke security & property management service for property owners whilst you are away. 100% tailored to your needs. There are some issues that your alarm system just can't handle when you are away.

## **Alarm Response & Key Holding**

A professional local response service to all your intruder & fire alarm activations. All staff uniformed and security screened in accordance with BS7858. Clear signage on your property. Response units with fully trained guard dogs for the protection of our officers and highly visible deterrent.



## **Why Choose Us?**

**Reputable local company with 25 year experience in the security industry.**

**FOR ALL YOUR SECURITY REQUIREMENTS**

**WWW.K9SECURITYGUARDING.COM**

**PHONE: 01202 740185**

**EMAIL: EMAIL@K9SECURITYGUARDING.COM**





**MINUTES OF THE FIFTY-FOURTH ANNUAL GENERAL MEETING  
OF THE BRANKSOME PARK, CANFORD CLIFFS AND DISTRICT  
RESIDENTS' ASSOCIATION, HELD AT 10.30am  
ON SATURDAY, 26th APRIL 2014 IN CANFORD CLIFFS VILLAGE HALL**

<b>PRESENT:</b>	Mr Terry Stewart	President
	Mr John Sprackling	Chairman
	Mr Paul Fearnley	Hon Treasurer
	Mr Keith Alcroft	Planning Officer
	Mr John Gunton	Magazine Editor
	Mr Roger Allen	Advertising Manager
	Mrs Joan Bailey	Acting Minutes Secretary
<b>GUESTS:</b>	Martyn Underhill Dorset Police & Crime Commissioner - Guest Speaker	
	Robert Syms MP	
	Cllr Mrs May Haines Canford Cliffs Ward Councillor	
	Cllr Neil Sorton ditto	
	Insp. Nick Lee	
	Ken Bearcroft Parkstone Bay Association	
	And approx 120 Members/Wardens of the Association	

**1. WELCOME:** The Chairman thanked everyone for their attendance and welcomed today's speaker, Martin Underhill, Dorset Police & Crime Commissioner, Robert Syms MP, Ken Bearcroft, Chairman, of the Parkstone Bay Association and PC Nick Lee. He then introduced each member of the Executive Committee.

**2. APOLOGIES:** Apologies were received from Wayne Hancock (Vice Chairman). Carol Parkin (Hon Secretary) Peter Schofield, John Morison, Kevin Goldstein-Jackson & Ken Sanson, Chairman, Sandbanks Association.

**3. AGM 2013 MINUTES:** Accuracy & Matters Arising The Chairman said that the Minutes of the AGM held on 27th April 2013 had been included in the Autumn 2013 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.

**4. CHAIRMAN'S REPORT:** The Chairman said that he proposed to limit his report to the updating of items included in his Chairman's Report in the Spring magazine as follows:

**Community Engagement Working Party (CEWP)** - This is an Agenda item for Tuesday's Cabinet meeting, when it will be discussing a document 'Engaging with communities in Poole'.

**Sustaining Poole's Seafront** (Including proposal for On-Street Pay & Display on selected roads" "adjacent to beach areas) - This was formerly known as the Beach Master Plan. JS said that he gets the impression that the Council is getting the message that residents do not want to see an over- commercialisation of our beaches and this subject is due to be included on the Agenda for the next Economy Overview and Scrutiny Committee meeting on 5 June 2014.

**Navitus Bay Offshore Wind Farm** - Roy Pointer to provide an update about this under Any Other Business.

**Gypsy & Traveller Encampments** - This is an Agenda item for Tuesday's Cabinet meeting. JS reported that that day's Daily Echo included a story that security staff with dogs had turned away a number of suspected travellers' vehicles from King's Park in afternoon of the previous day and

that a lock-down' on public spaces and council car parks has been re-imposed for the weekend after the Authority received information that local sites might be targeted.

**Poole Harbour Commissioners (PHC)** - A public display of the Port of Poole Master Plan is to be held in the North Lounge Passenger Terminal at the Port of Poole on Monday 28th April 2014 from 3.00pm to 7.00pm to enable public inspection of the key documents.

**Membership Secretary** - The Association is still looking for someone to fill this role.

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

**5. TREASURER'S REPORT:** Paul Fearnley's Income and Expenditure Account for the Year Ended 31 December 2013, as displayed on the reverse of the Agenda, shows a deficit for the year of approx £1,800 as opposed to a surplus the previous year.

The deficit arises from two main items of expenditure, one being the Association's contribution to PCBA of £1,250 and the second one due to an effort to increase membership of the Association which involved distributing the magazine to every resident in the BH13 and BH14 postcode areas. Membership did increase but not as much as hoped for. PF advised the campaign was not solely to increase subscriptions but to ensure a stronger force when supporting/fighting local issues. Currently membership stands at 2,698 members.

PF made a plea to members to pay by Standing Order which makes life a bit easier for him and also to please check existing Standing Orders where often the amount is out of date and there has been a change of bank, etc. Mr Fearnley was given a round of applause for all his hard work during the year.

**6. 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.

**7. ELECTION OF CHAIRMAN:** Terry Stewart thanked John Sprackling for all his hard work as Chairman and, as JS is willing to take on the responsibility of Chairman of the Association for a further year, JS asked whether there were any other nominations as Chairman. As there were not, JS was unanimously voted as Chairman for the coming year.

**8. 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

JS appealed for a Membership Secretary to come forward as currently the position is being undertaken by Paul Fearnley in addition to his role as Treasurer. The role is not too onerous but does require someone with access to a computer.

**9. GUEST SPEAKER:** JS welcomed Martyn Underhill, Dorset's Police & Crime Commissioner, who has been in the post for around 16 months but has already made his mark. MU has re-introduced the Marine Surveillance team, reduced the cost of the Police helicopter by joining forces with the neighbouring authority. MU has encouraged Neighbour Watches, set up Victim Forums, Community Speedwatch Groups and, on Monday, is due to receive a Community Engagement award at the Police HQ at Winfrith from an organisation set up to scrutinise the performance of Police Commissioners in England and Wales. The Chief Executive of this organisation says "Mr Underhill's work was an excellent example of how PCCs can engage with the public."

MU advised that he had undertaken a review of the speed cameras policy in Dorset, because residents view cameras as a "cash cow", and the results are due soon. He also spoke about his desire to equip every officer with a Body Worn Video. He explained this will be of help in areas such as domestic abuse which is a hard area to convict at court without video evidence. In the USA and Canada, it has also been shown that it reduces complaints against police by 40%, and the cameras are also useful to protect the Police from being assaulted. On tasers, these are being used more and more, because more and more officers are being trained. He spoke about his passion for early intervention, if we could get every 5-year-old to start schooling being able to read write and talk properly....We could change a generation. There are two pilots underway now in Dorset changing behaviour for the 0-5's, in Poole and Weymouth.

**Community Safer Neighbourhood Partnerships:** MU is liaising with Poole's CSP and the Local Authority. Meetings are chaired by Cllr Judy Butt. Some of the funding comes from MU.

**Closure of police stations:** There has been a 20% cut in budget, necessitating a 20% cut in staff, it follows that a 20% cut in buildings is needed too.

**Community Remedy:** MU consults on CR in his local forums. He gave an example where the public were consulted on suitable punishments for low level crime.

They were presented with 5 options and asked to prioritise, i.e. do you help vulnerable people, such as help a vulnerable persons garden, help paint the village hall; assist with litter picking on beaches or , assist with road clearance, etc. MU would have expected the top answer to be "help vulnerable people" but the majority chose clearing roads and drains. A resident raised the point that the questions asked at that forum may have occurred during the bad weather when there was severe flooding and weather could therefore have had an effect on the outcome of such a "survey".

MU agreed this was a good point and he would take this on board in future.

MU advised that as from 6th October 2014 he will take over the responsibility for issuing a menu of punishments for low level crime.

From November there will be a victims website set up where you can go for help and assistance.

**Mental health:** MU is concerned that far too many people are being taken into police custody when what they really need is medical attention. Last year, 157 mental health patients were taken into custody, five of whom were 17 years old or under. From April, a triage scheme will operate so that a mental health worker will be at the scene in addition to a police constable to assess whether medical treatment is needed rather than police custody. Currently the situation is due to lack of hospital beds which is an NHS issue.

**Emerging Issues:** MU outlined the increase in cyber crime, on-line crime, identity theft, phishing, cyber bullying (where we are not ready for it as there is an increase in the 14-16 year-old age group, mainly among girls and where there needs to be advice for parents and victims on

what to do and where to go to for advice) and lastly sexting, where girls, in particular, are persuaded to send photographs of themselves to “boyfriends” on line and then find the pictures have gone global).

On human-trafficking, sexual exploitation and human slavery, MU pointed out this is on the radar and as recently reported in the National press there was a recent case of human slavery at a Ringwood Road business.

**On gypsies and travellers**, MU calls this a “groundhog day” issue which occurs every year and has yet to be resolved. He receives hundreds of emails during summer traveller time, when unauthorised sites keep appearing. At the Planning Committee for Dorset to be held on 9th May Dorset County Council will consider planning permission for a site for Dorsetshire but not for Poole and Bournemouth. Local Authorities such as Poole and Bournemouth would like to share that site, but cannot by law. MU predicts similar problems to last year in Poole. MU and Cllr Judy Butt will be working together to lobby Government for a change in the law.

**On Rave/Party Houses**, MU advised that he had received 96 emails from residents on this subject to date but questions whether it is primarily a Police issue; rather it is more one for the Local Authority. He accepted it is a growing problem. The change in the law in October will have an impact on this, and should strengthen the ability to deal with the houses. The SNT and Local Authority are taking action and are engaged with all parties on this issue as the current law is clearly not good enough. MU cannot change the law and he was pleased to see Robert Syms here today, who is also lobbying Govt.

Before handing over to Insp. Nick Lee who is the Police Constable working on the Rave/Party House issue, MU advised he was also President of the Parkstone Rotary Club and he would like to promote a fund-raising event to be held at St Luke’s Church on 31st May at which the Dorset and Gwent Police Male Voice Choirs would be singing - all welcome to attend, tickets available from Select Travel, Canford Cliffs.

**Insp. Nick Lee - Rave/Party Houses:** NL advised that this has been raised at MU’s local forums and with Neighbourhood Watch. There is one Company responsible for the majority of lettings, DeLuxe Holiday Homes, who also own properties elsewhere in the Borough besides Canford Cliffs. When there is a problem he advised residents to ring 101 and Environmental Health at the time of any disturbance giving details of the address where there is a disturbance and this will be logged on the file and officers will attend. He advised the police have been engaged with the Council over the matter and that he is also working with DeLuxe Holiday Homes who are co-operating by displaying posters in their properties asking party goers to respect their neighbours.

Jenny Cameron (resident in Moorfields Road with neighbour a “party house”) explained she and her husband had been suffering noise and disturbance every week-end for the last three years and although the Police have been attentive she knows from experience that DeLuxe Homes have not been bothering to deal with this by way of posters etc. DeLuxe Homes say that these are “family holiday week-ends” but this is not the case – they are all single sex groups and young, heavy drinking party goers (Tesco vans delivering alcohol throughout the night and early hours). She feels the way to deal with this is for the Planning Department to invoke Change of Use from residential to commercial.

Robert Syms MP agreed this is commercial business and the matter has been raised with the Local Authority who are looking into Change of Use. London has a total ban on these commercial activities but he felt this would not sit right with this area in view of many genuine family holiday lets. He advised that the Local Authority can have authority to close a house for 6 months under

the Anti Social Behaviour Act coming into force on 6th October when the matter can be dealt with between the Police, the Local Authority and local residents.

Steve Cameron has been investigating all aspects and has come to the conclusion this is definitely a Planning issue. He took the matter up with the Planning Department in November 2012 regarding the change of use but the Council did nothing. He feels that the Local Authority and the residents should have control over this but to date residents have not been involved in any discussions.

Cllr May Haines advised the LA is taking this seriously. Tim Martin, Head of Legal Services for the LA has agreed the time has come for Planning to review the evidence they have to date. A meeting has been held in Council along with the ASB team. Mr Thorne, Head of Planning Department, who was at the meeting, is currently on leave but on his return Mr Martin will work with the Planning Department to review the evidence.

Stewart Griffiths of Burton Manor, 2 Burton Road advised he was the owner of one of these houses he had no evidence of any complaints. On the matter of health and safety, he produced documentation to show he has had a fire risk assessment carried out, commercial insurance certificate and Fire Regulations.

A resident in Elgin Road advised that over the last 2-3 years parties of youngsters have been arriving at party houses in the road, causing disturbance between 2, 3 and 4am.

On another issue, Mr Dennis Riley resident, asked PC Lee about marijuana and cannabis farms. PC Lee agreed this is on their radar and here the Police are reliant on residents to report any suspicious activity in their area.

JS advised that in view of time constraints he would have to move on to Any Other Business but all are welcome to come along to the next meeting of the Association to be held on the second Wednesday in May at 7.30pm in the Committee Room, rear of St Aldhelm's Parish Centre (access via Lindsey Road).

**Chairman's note:** 14 May clashes with the date of the Reconvened Annual Council meeting so it has been agreed for the next meeting to be rescheduled this to the following Wednesday (21 May), so that our Ward Councillors can attend. I was also planning to attend the Reconvened Annual Council Meeting, to report back on the appointment of Cabinet & Committee Members etc.

## **10. ANY OTHER BUSINESS:**

**Navitus Bay Offshore Wind Farm** - Roy Pointer gave a short presentation on the Navitus Bay Offshore Wind Farm. With regard to noise, if the project goes ahead Bournemouth, Poole and Swanage residents will have to put up with high noise levels during construction over 4-5 years when piling takes place.

The application for consent has now been deposited by the developer to the Planning Inspectorate and a decision will be made on whether to accept it for Examination by 8th May 2014.

Part of the noise calculations used a Standard that is used for land based turbines and specifically not for offshore; this suggests a level above the permitted maximum noise levels at the shore.

In addition to locals experiencing noise pollution there will be a large impact on tourism. The developer's survey showed 32% of visitors when questioned said they would not be returning to the area during the construction period if the project goes ahead. RP showed a slide of the Skegness wind turbines which illustrated his concerns.



He also advised there is a medical condition called Wind Turbine Syndrome which has been reported in North America and Australasia and which particularly affects people with certain pre-existing conditions e.g. high blood pressure, migraine etc.

RP advised there is a presentation which is being held at the BIC on 10th May for Bournemouth residents but so far Poole has not consulted local residents.

He urged everyone to take action to prevent the project going ahead by registering on the Planning Inspectorate website ([www.planningportal.gov.uk/infrastructure](http://www.planningportal.gov.uk/infrastructure)) and to support the “Stop Navitus Bay” movement.

**UKIP:** JS informed those present that there would be a meeting that afternoon at The Grasshopper in Parkstone at 3.00pm organised by UKIP.

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

*John Sprackling, Chairman*

## **BPCCRA Treasurer’s Report**

We continue to be in a very healthy financial position with bank balances of nearly £36,000 and set to make a surplus this year.

I have been attempting since I have been Treasurer to transfer all our banking to our Barclays account, closing the old Santander account. I cannot do this until all our incoming standing orders have been moved to Barclays. I have been let down by the banks who informed me that they can move the standing orders automatically but after a year they have admitted to me that they are unable to do this with standing orders payable into our account.

So I am back where I started, and I need to appeal to everyone who has been paying by standing order for a number of years to complete the standing order form again in the middle of the magazine and send it to me. Many of these old payments are still at the old rate of £1 per annum, and for many of them it is impossible to determine who has made the payment.

Your assistance with this would be greatly appreciated.

*Paul Fearnley, Hon. Treasurer*

## **Have a Smile**

A few old couples used to get together to talk about life and to have a good time. One day one of the men, Harry, started talking about this fantastic restaurant he went to the other night with his wife. “Really?”, one of the men said, *what’s it called?* After thinking for a few seconds the Harry said, “*what are those good smelling flowers called again?*” “*Do you mean a rose?*” the first man questioned. “*Yes that’s it,*” he exclaimed. Looking over at his wife he said, “*Rose what’s that restaurant we went to the other night?*”

An actor had been out of work for 15 years because he always forgot his lines. Then one day he got a phone call from a director who wanted him for a big part in a play. All he had to say was “*Hark! I hear the cannon roar!*” After much worry the actor decided to take the role. Opening night arrived, and while he waited in the wings, the actor muttered to himself “*Hark! I hear the cannon roar! Hark! I hear the cannon roar!*” The time for the entrance finally came and as the actor made his appearance, he heard a loud broooooom! He turned around and said, “*what the hell was that?*”

# 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

1. **2 Burton Road** (*Regularisation of existing use and separation of land forming separate dwelling (Non annexe)* - Letter of objection lodged on behalf of the Association on 1 August 2014
2. **114 Canford Cliffs Road** (*Demolish existing dwelling and erect two dwellings on the plot*) - Revised application refused on 24 April 2014.
3. **10 Nairn Road** (*Demolition of the existing dwelling and the construction of a block of 5 flats*) - Application refused on 13 September 2013 and Appeal dismissed on 6 June 2014
4. **146 Canford Cliffs Road** (*Demolish existing chalet bungalow erect a 4-storey, with roof garden and basement parking (6 storeys in total) comprising 10 self contained flats*) - Application refused on 30 July 2014 but is now subject to 'Written representations' appeal lodged on 27 August 2014.

I am aware that many of our members are unaware that the minimum plot area in Branksome Park has been abolished. The Head of Planning & Regeneration Services Unit has justified this by saying:

*"The Local Plan included, policy (H10), sought to protect areas of low density housing requiring new proposals for housing in the form of single detached dwellings in substantial plots, with no restrictions on the plot size in any area. The Core Strategy replaced this. Policy PCS23 requires development within Conservation Areas to preserve or enhance the character of the Conservation Area'. It is the applicant's call to determine if their development does this, and for the Local Planning Authority to ascertain any material harm by the proposal, though it does depend on the context of the site.*

*It is not sufficient to resist a proposal due to its plot size if no harm to the area character could be substantiated. Given the characteristics of Branksome Park it is unlikely that any particular development could be repeated elsewhere and each application will be treated on its own merit, therefore avoiding any precedent being set."*

The Council has recently produced a Consultation Document which, in part, suggests the removal of Canford Cliffs Road from the Branksome Park Conservation Area. The Association is formulating its objection.

*Keith Alcroft*  
*Planning Officer*

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

5. **74, 76, 78 & 80 Lilliput Road** - the S106 agreement was signed on 21 May 2014 but the developer, Boulton LDN' (Canford Cliffs) Ltd is seeking to re-negotiate a new one.
6. **Norfolk Lodge Hotel, 1 Flaghead Road** - Pegasus are planning to apply for a 3 storey block of 20 flats on this site, with underground parking - concerns about poor architectural design. The Canford Cliffs Land Society will be opposing access from Bessborough Road which is a private road.

# **Save our Seaside - Application for Navitus Bay goes 'Under the microscope'**

***An update on the project by Roy Pointer***

Navitus Bay Development Ltd (NBDL) submitted its application to Planning Inspectorate (PINS) in April and this has been accepted for Examination; this will take six months.

Those of you who registered with PINS as Interested Parties (IP) have now received a letter inviting you:

- (a) to submit further more detailed representations on the project expanding on what you said when you registered, and
- (b) to the Preliminary meeting of the Examining Authority (ExA) that was held on 11 September in the BIC. This was essentially a procedure meeting to introduce the ExA panel (two planners and two civil engineers) and to confirm the Examination timetable.

The good news is that over 2,700 people registered their views as IPs; far more than for any other wind farm and our review of these is that around 90% were against the development. We also now have 50 residents' associations supporting PCBA's work and this accounts for a total membership approaching 40,000 people.

The Examination is essentially a written process but we would encourage you to attend the several Hearings that will be held locally to express your views. We want as many IPs as possible to attend the Hearings even if they don't speak. The presence of a large audience watching the process will, in itself, convey an important message to the panel; that we take this application seriously and we intend to see that our opposition is properly taken into account.

The first Hearing is on Tuesday 14 October and is an Open Floor Hearing where any IP can say broadly what they want regarding the project, within time limits. PCBA intends to make an overview statement summarising our many specific objections.

Two sessions of Issue Specific Hearings will follow, each over three days in mid October and late November. These are designed to get into more detail on specific aspects of the application eg. visual impact, noise, tourism etc. Again PCBA will be making its case and other IPs can do so as well. Your letter from PINS tells you how you can take part. If you need more guidance, visit our web site for help.

PCBA has continued to present to local authorities at critical meetings where they have been taking a position. We have sought to garner support from these statutory consultees and I'm pleased to say that Bournemouth Cabinet has expressed serious concerns, as has Dorset County, Christchurch Borough and Purbeck District. Poole Council has not come out against the plans but the Conservative Group has stated its opposition.

Our five local coastal MPs remain firmly against the plan and Christopher Chope (Christchurch) has produced a draft Bill to restrict offshore wind farms being built close to shore. At a recent debate in the House, Minister of State for Communities, Media and Sport, Ed Vaizey agreed to meet local stakeholders and PCBA will attend that meeting when fixed. Local authorities are now preparing their Local Impact Reports (LIR) in which they are required to note all likely impacts from the project, both negative and positive; not just planning impacts. PCBA has sent its own summary position paper to selected

*continued on page 20...*

supportive Councils with a request that it be appended to the Council's LIR submission. In this way, our views should be seen by Ministers in due course showing them the immensely strong feelings against the project in the resident community.

I'm sorry to say that, despite a lengthy 'consultation' process, NBDL have made very little change to the plans, consistently failed to provide us with key documents or answer fully our questions. MPs and Councils have reported similar problems and we shall rely on the ExA to require NBDL to provide full disclosure as part of the examination process.

Lastly, don't think our only environmental concern is the turbines out in the bay. In order to connect the turbines to the grid NBDL propose a motorway width swathe of excavation and flora and fauna destruction for 22 miles from Barton-on-Sea to Three Legged Cross west of Ringwood. The width of this scar on forest and heathland will be 40m, the width of an eight lane motorway; that's the width of the M27 at the Rownhams services!

Rest assured PCBA will be making Written Representations about this aspect of the plan along with a dozen or so objections relating to the project as a whole. Whilst we consider that just a couple of our objections could defeat the plans; the total of our representations should convince the ExA to recommend that Navitus Bay wind farm should be rejected and added to that pile of other national projects that comprise opportunities wisely not taken and therefore dumped.

We continue to appreciate the support to our work given by the Branksome Park, Canford Cliffs and District Residents' Association.

Roy Pointer - Chair - Poole and Christchurch Bays' Association  
[www.saveourdorsetseaside.co.uk](http://www.saveourdorsetseaside.co.uk)

### ***You're Special - That's Why We Care***

*We offer a personal service presenting  
a selection of outfits from  
Casual to Occasion Wear and Cruisewear*

Stockists of  
**Lucia, Oscar B, Damianou, Tia,  
Steilmann, Habella, Nasse, Ursula,  
Condici, Sommermann, Gina Bacconi,  
Emreco, John Charles, Rabe, H&O  
Allison and more**

**Sizes 8-24 • Hats & Accessories**

## ***La Belle***

***Spoilt for Choice - Come and be spoilt***

531 Wimborne Road, Winton,  
Bournemouth, BH9 2AP  
Telephone: 01202 530942  
[www.labelle-ladiesfashions.co.uk](http://www.labelle-ladiesfashions.co.uk)

CONDICI

ALLISON

# **Your Local Residential Block Management Specialists**



## **Bourne Estates Ltd**

**Tel 01202 784280 Fax 01202 540981**

**[www.bourneestatesltd.co.uk](http://www.bourneestatesltd.co.uk)**

**Email [info@bourneestatesltd.co.uk](mailto:info@bourneestatesltd.co.uk)**

**Unit 4, Branksome Business Park,  
Bourne Valley Road, Poole BH12 1DW**



PLEASE USE THESE FORMS **BOTH TO JOIN THE ASSOCIATION  
AND TO RENEW YOUR MEMBERSHIP**

To: The Hon. Treasurer  
Branksome Park, Canford Cliffs & District Residents Association,  
102 Canford Cliffs Road, Poole, Dorset BH13 7AE

I/We .....

of .....

.....

..... Post code ..... Tel No .....

Email .....

wish to become member(s) of the Association.

wish to RENEW my/our membership

\* I/We have completed the Bankers Order on the next page to cover the subscription of £ ..... for the current year/succeeding years.

\* I/We enclose a cheque for £ ..... to cover the subscription for the current year payable to BPCCRA

\* Delete as appropriate.

• Membership records are stored on computer accessible only by an officer of the Association.

Please send this page **and the Bankers Order on the next page**  
(if appropriate) to the Treasurer, at the above address.

Subscription rates are £3 pa for a single person and £5 for two or more at the same address. Many members pay more than these minimum rates.

## Standing Order Mandate

<b>To:</b>	Bank	
	Branch address	
	(insert your bank details)	

**Pay to:**

Bank Barclays  
 Account name Branksome Park and Canford Cliffs Residents Association  
 Account number 00201804  
 Sort code 20-11-39

***This replaces any existing standing order to the Branksome Park and Canford Cliffs Residents Association paid to this account or to its account with Santander.***

**Debit my account as follows:**

Account name	
Account number	
Sort code	

**With the following amount and on the same date each year until further notice: (MINIMUM £3 single, £5 couple)**

Amount in figures	
Amount in words	
Payable on following date	
<b><u>Reference: insert membership no. if known</u></b>	

**My details are:**

Name	
Address	

Signature	
Date	

# Select World Travel

16 Haven Road • Canford Cliffs • Poole • Dorset • BH13 7LP • UK  
+44 (0) 1202 709881 • [info@selecttravel.co.uk](mailto:info@selecttravel.co.uk) • [www.selecttravel.co.uk](http://www.selecttravel.co.uk)



Established in 1987, Select World Travel is a leading UK independent Travel Agency providing an exceptional standard of personalised service – old-fashioned courtesy backed up with state-of-the-art technology.

For all your travel needs please  
Contact your local Travel Agency in  
Canford Cliffs - Select World Travel

**01202 709881**

**[info@selecttravel.co.uk](mailto:info@selecttravel.co.uk)**



Our small team of six widely travelled, mature consultants, with combined experience of over 150 years in the Travel Industry, offer a full range of travel services - from extensive tailor-made round-the-world travel itineraries to package holidays, cruises, weekend breaks, hotel bookings, car rental and much, much more.

welcome to our world...

## ENVIRONMENTAL THREATS TO POOLE

### **A. Traveller ‘Invasions’**

Following the 13 Traveller ‘invasions’ last year, we have suffered another 9 so far this year with no prospect of really resolving the problem. The Strategy Meeting requested by residents last October, chaired by Cllr. Judy Butt, agreed seven key recommendations, but the seven proposals submitted by residents have been mostly overlooked. The key action of finding a Temporary Stopping Site, which the Police could move the caravans onto, was unsuccessful when the proposed site at Marshes End, next to the Fire Station, was rejected under pressure from Creekmoor residents. After considering 90 other possible sites none were deemed acceptable. Following the sacking of Judy Butt as the Cabinet Member for Community Involvement, communication direct to resident leaders has virtually ceased. There were four Council committee meetings on the subject, but none of their decisions or conclusions were communicated direct to residents.

The Council has spent over £100,000 to protect Poole Parks and Open Spaces by erecting gates, earth bunds and lumps of Purbeck stone. But eight caravans which parked on Baiter Carpark were able to get onto the park grass. The Council is not enforcing parking charges on the Travellers. Eight caravans and a motorhome entered the Beach Road Carpark until moved on. There is a discussion on whether to erect height metal gates there. Twenty-five caravans invaded Turlin Moor Park until moved on by Court Order. Finally there have been some twenty-five caravans on the Park ‘n Ride site at Creekmoor - they removed part of the fencing to gain access. The Council has now got a policy of supplying each site with Portaloos and skips to reduce rubbish, but when the Travellers left there was rubbish everywhere, one of the Portaloos was knocked over and a bus sign damaged. Bournemouth Council has adopted the policy of locking down their Parks with guards when caravans approach - why cannot Poole do the same? The Councils and Police want a change in the law to allow the Unitary Authorities to share Transit sites in the rural Districts - but this change is unlikely.

### **B. Car Parking Island in Poole Harbour**

Thankfully the Crown Estates have withdrawn their support for MDL’s plan for the Island and the linked 700 berth Marina. But the Poole Harbour Commission have expressed their intention to progress a large Marina off Town Quay when their expansion of the Commercial Port is completed in July 2015. They are developing a Cruise Ship Berth, a Cargo Deep Berth and want to extend the Port 3 acres into the Bay if they win the contract for a Maintenance Base for the Navitus Windfarm. We are concerned that they are talking of an island off Town Quay to contain a Marine and Education Centre, a Museum for old boats and a base for major sailing Contests.

### **C. Commercialising the Seafront**

There were over 300 responses to the proposals to develop along Poole’s Seafront - mostly objecting. So the Council set up a Working Party to review these and revise the list. Four of us made presentations to the Working Party and the following recommendations are being put to the Cabinet as I write:

1. Thank goodness they have rejected the idea of a Boutique Hotel on Sandbanks Carpark, and a hotel in Branksome Dene, but we would support the idea there of an improved

*continued on page 26...*

Community facility with internal toilets, showers and changing area. Branksome Dene to also host a Watersports and Visitor Centre.

2. Rebuild the Pavilion with two floors, with a separate food and drink building.

3. They support a two storey commercial building opposite Sandbanks shops which we would oppose. But they also support a 3 - 5 storey building on Shore Road prom to include shops, bars, toilets and kiosks. We would strongly oppose this over-commercialisation and the dominant carbuncle.

4. 441 Beach Huts are proposed which we would support since there is a long waiting list for Huts. They support a Board Walk to connect Shore Road to Sandbanks.

5. Some 35 overnight studios on Sandbanks and in the Chines. We are concerned for their security since up to 100 Beach Huts are vandalised each year. CCTV cameras along the prom are essential such as Bournemouth has - and they have practically no vandalism.

6. The proposal to reduce some 140 parking spaces has been rejected, but there is still worrying support to develop the car park in Shore Road. Overall spaces to increase from 1581 to 1664 - an increase of 83.

7. We would object to the proposed 'Go Ape' walkways in Branksome Dene, the special environment needs protecting.

8. Finally a 'Sky Café' is proposed cantilevered out over the cliff behind the Canford Cliffs Library. This will need a very careful technical feasibility and an outstanding architectural design.

**SO WHAT DO YOU THINK ?**

Terry Stewart

## Private Legal Affairs

We are committed to understanding the unique needs of each client and their family and tailoring our services to meet those promptly. We are pro-active and willing either to undertake matters for clients or to support clients, their accountants and advisors in progressing matters themselves.

**Tax Planning & Tax Returns, Trust Administration, Wills, Powers of Attorney, Administration of Estates, Charity Law**



With ample free parking in the centre of Bournemouth.  
Please contact **Douglas Neville-Jones** on:  
**01202 292424**

**F: 01202 552758**  
E: [office@prestonredman.co.uk](mailto:office@prestonredman.co.uk)  
W: [www.prestonredman.co.uk](http://www.prestonredman.co.uk)



## **Pre Nuptial Agreements – the present and the future**

*By Andrew Carswell Dickinson Manser Solicitors*

A Pre Nuptial Agreement (“PNA”) is now part of the matrimonial landscape. At one time it was thought not to be worth the paper it was written on, but over the last 10-15 years the PNA’s use has grown albeit without any certainty that it would be upheld. In 2010 the Supreme Court gave its’ official blessing, when it decided in a ground breaking case that the Courts would give effect to a PNA, if it was freely entered into by both parties with a full appreciation of the implications, unless it would be unfair to do so. At some point Parliament is likely to legislate, but we do not yet know when and what it will say.

PNA’s have traditionally thought to be something for the rich and famous, but this is no longer the case as they can apply to any situation where the parties (husband and wife or same sex marriage) want the certainty of knowing how financial matters will be divided in the unfortunate event of separation and/or divorce. In practice there will often be significant assets but anyone can make one.

The public perception of a PNA is that it is thought to be unromantic. How can a couple plan marriage and their future together, when at the same time they are contemplating the possibility of separation and one side retaining more than the other? There is no easy answer to this although it is wise to consider a PNA early on and ensure it is agreed and drafted well before the wedding. It is important to bear in mind that one of the purposes of a PNA is to avoid arguments and legal wrangling in the event of separation, which let’s face it can happen to the best intended couples and in the happiest of marriages during the early stages. Many divorces end in costly and acrimonious disputes, which the PNA is designed to overcome.

PNA’s are often used where one party is wealthy or expects a substantial inheritance and seeks preservation, but other situations apply equally, typically second marriages perhaps later in life when one party wants to preserved assets for children from a first marriage. Importantly a PNA can cover what provision should be given in the event of death as well as divorce. A PNA is likely to put everyone’s mind at rest and in that way can actually promote a happy marriage and good family relations. Ironically there is a case for saying that it promotes the prospect of marriage itself because many people simply cohabit for fear of the financial risks of marrying. There is little or no protection for cohabittees.

It should be stressed though that PNA’s cannot remove the complete jurisdiction of the Court, which will always want to ensure that parties needs are broadly met. Nevertheless a properly drawn PNA should be binding, if it is freely entered into and with a full appreciation of the implication. It is essential that a Solicitor is involved. No-one can sensibly prepare their own Pre Nuptial Agreement downloaded from the internet.

Separation and divorce can be unpredictable, acrimonious and expensive. We are here to help in those circumstances, but we can also help to avoid problem with the drafting of Pre-Nuptial Agreements before marriage.

*Andrew Carswell is a Partner at Dickinson Manser LLP Solicitors, 5 Parkstone Road, Poole, Dorset BH15 2NL – Tel: 01202 673071.*

## **PARTY HOUSE FOR SALE OR RENT, ROOMS TO RENT FIFTY CENTS ... (OR £1000 A NIGHT)**

For many this problem has been a permanent blot on their private landscape for three years or more, but was first brought to the attention of the Residents Association in April as residents decided to form a united front to tackle the problem and the “Party House Action Group” was formed.

There have been 6 properties involved to date, 5 being let by Deluxe Holiday Homes under the strap line of ‘living the dream’ and ruining the dream of those around them and another being run as Burton Manor.

Numerous phone calls to the environmental health department on an individual basis since 2011 in some cases had not elicited the change needed. Residents surrounding known properties were identified and contacted and asked to meet with Robert Syms MP in April to discuss their plight.

A raft of issues became apparent, some very similar to each other, some property-specific, but the overriding themes were: continuous noise from overcrowded houses and the resulting screaming, shouting and appalling language at all hours, car doors slamming, lit cigarettes being thrown into gardens, bottles being thrown at residents’ homes if they dared complain to the weekend occupants, to name just the worst. Then there have been the overcrowded holiday lets, claimed to be ‘family’ groups, with 8 or more adults and a similar number of children crammed into four bedroom houses for their week of R and R, resulting in sleepless nights and despair for those residents trying to go about normal ‘family life’.

The issue has been raised with the environmental health team repeatedly but it does not always fall within their remit. Despite their support and constant protestations to their neighbouring planning department. Borough of Poole planners were simply not willing to grasp the nettle and some councillors seemed determined to put as many hurdles in the way as possible, including the demand for a petition before even considering expending any of our hard-earned council taxes on resolving the issue.

Following on from Robert Syms’s meeting there was the usual media furore that was always likely to come from the mention of blow-up dolls and Sandbanks in the same sentence as parliamentary debate. When the dust had settled from raising the profile to 27 press publications, the hard work of persuading the planning department to take action began. The level of email traffic to the Borough of Poole has been at times a very one-way street with few responses from many of the recipients. Case law was presented to them repeatedly detailing *Moore v Suffolk Coastal District Council* and the success that had been had, fighting the very problem that was being presented here in Poole. An Independent QC

*...continued page 29*

report clearly outlining the probability of success the council would have was presented, thanks to the generous donation of the Residents Association, and still this was refuted by those in our local authority after a desktop review. The pressure has continued with two supportive councillors (May Haines and Peter Pawlowski) who have repeatedly demanded further work be done and that leads us to the current position:

- Brownsea View Avenue: sold, no further action;
- Canford Cliffs Avenue: sold, no further action;
- Elgin Road: planning contravention notice to be issued to gather more evidence;
- Kyoto (Brownsea View Avenue): not enough evidence and no further action;
- Elmstead Road: continue with noise abatement notice but no action regarding change of use;
- Burton Manor - pursue planning enforcement for change of use, the one clear win to date. There is undoubtedly progress but the situation is far from resolved. Just last weekend a new house which has been on the radar for some time was rented out to a hen party of 14 and the significant disturbance this caused resulted in police presence. The fact remains that it should not be this difficult or this much of a fight to get action from our local authority. We all understand that they can't act on every little nuisance but where it is clear that the use has change or may have changed then there should be clear steps for residents to follow to get the help they need to protect their communities from unregulated guest houses. This remains outstanding and the Party House Action Group remains committed to protecting residents rights to enjoy the amenity of their homes by obtaining a clear local policy for tackling this issue.

Finally, if you are affected by noise or other disturbances you must bring the issue to the attention of the Environmental Health Officers during office hours on 01202 261700 (8:30-17:15 Mon-Thurs and 8:30-16:45 Fri) or on 0800 506050 out of hours (20:00-02:00 Mon-Sat and 9:00-17:00 Sat-Sun). You can also contact the Police's Safer Neighbourhood Team on the non-emergencies number 101, or if you believe a crime is in progress or life is in danger, please dial 999.

If you would like further information on this issue, or would like to contact us, we can be contacted via the email address [partyhouseactiongroup@outlook.com](mailto:partyhouseactiongroup@outlook.com).

Jen and Steve Cameron

## **Improving Relations Between Poole Council and Poole Residents - Their Electorate**

*Some 8 years ago there were a number of concerns about the operation of Poole Council. So the National Investigator, Sir Michael Pitt (he is now national Head of Planning), was brought in to interview Councillors, Officers and Residents' Chairmen. In a hard hitting report he stated that "there is a long standing and serious breakdown in the relationship between some residents and the Council." He recommended that Senior Members and Officers should redouble their efforts to explain Council policy. It appears that this "redoubling" is still needed. We have found difficulty in getting clear communication and consultation with the Council.*

*In May, at our regular Association monthly meeting, some 60 members passed a practically unanimous Motion of No Confidence in the Council - over the Council's lack of action in sorting the Party Houses problem and the parking of large vehicles in a residential street.*

*The Southern Poole Chairmens' Group is a committee of the Chairmen of 10 Residents Associations, representing 10,000 households in Poole. We felt so frustrated at the lack of direct communication from the Council that we requested a meeting with Cllr. Elaine Atkinson, Leader of the Council.*

*In both cases the feeling was that the Councils response was inadequate so we submitted a paper in a constructive initiative to improve 2-way relations between residents and the Council. John Sprackling delayed support "as we (BPCCDRA) need more time to consider this." Now is your chance to suggest positive ways to improve relations before the Local Elections next May.*

The paper identified the key issues as:

- 1. Lack of Communication** - From the Council and from the Residents
- 2. Lack of Consultation** - On new proposed policies, decisions, executive actions, etc.
- 3. Lack of Proper Resident Organisations** - Many areas of Poole do not have properly organised resident/community Associations.

### **A. IMPROVE COMMUNICATION - FROM THE COUNCIL**

1. The current communication channels are inadequate and need urgently to be improved. Our paper looked at the use of local papers, the Council's website and the public meetings that are currently held. The paper urged the adoption of email as an additional method of communication and requested the Council to be more proactive in feeding back to residents on 'hot issues' such as Travellers and Party Houses.

### **B. IMPROVE COMMUNICATION - FROM RESIDENTS**

1. Training to use the Council's website effectively and the naming of officials to whom issues can be raised. Better use of email to publicise agenda and meeting dates.
2. There should be meetings between key Councillors and Residents Associations once or twice a year to resolve issues. These must have time for constructive discussions and agreements - and not just one inadequate answer to one question.

### **C. IMPROVE CONSULTATION**

Full public consultation should be initiated on all significant issues, meetings thoughtfully arranged and responses allowed by both letter and email.

### **D. STRENGTHENING RESIDENT/COMMUNITY ORGANISATIONS**

The Council should develop a programme to set up Associations in those parts of the Borough not covered, with guidance on agreeing a Constitution and how best to consult their members.

We await the response from the Council following submission of this paper. If residents would like a more detailed overview of our paper to the Council please contact me directly.

*Terry Stewart, Chairman Southern Poole Chairmens' Group*

## Pinecliff Sunken Gardens

Regular readers will know that approximately three years ago a licence was obtained from the Borough of Poole to take on the maintenance of the Pinecliff Sunken Gardens, which had been sadly neglected in recent years.

With local volunteers providing their time and enthusiasm, the Gardens have started to resemble their former glory, resulting this summer in a visit by a judge from the Royal Horticultural Society. To our delight, the judge seemed to like what she saw. She took copious notes, and we were able to supply her with a booklet of pictures depicting the various stages of the project, and some photographs which went back to the Gardens' inception in the early 1930s. The judge has submitted a report to the Society, and it is just possible that the Gardens may win a much-coveted award, which would, of course, bring welcome publicity.

Briefly, our aim has been to create a welcoming, enjoyable, peaceful and beautiful space for residents and visitors alike, stocked with a variety of shrubs and plants, which also provides a haven for wildlife such as birds, bees, butterflies and sand lizards. Judging from the responses of those who pass through the gardens on their way to the beach during the summer, we are achieving considerable success. Of course, this is an on-going project and I am confident that many more improvements will be made in the coming years.

Incidentally, as much stock as possible is sourced locally and, together with the use of recycled materials, conservation of water and the avoidance of the use of chemicals, the Gardens are environmentally friendly.

I am currently working on the booklet which was presented by the gardening group to the RHS judge, so that it may offer a comprehensive history of these beautiful Gardens and provide a record of their restoration. If readers have photographs from the past, or any other items which would enhance this compilation, perhaps they would be kind enough to contact me.

*Wayne Hancock*

*Telephone: 01202 765 993*

## Smile Again

**Q: What do you call an alligator in a vest?**

*A: An Investigator*

**Q: What happens if you eat yeast and shoe polish?**

*A: Every morning you'll rise and shine!*

**Q: What's the difference between a guitar and a fish?**

*A: You can't tuna fish.*

**Q: How do you make holy water?**

*A: Boil the hell out of it!*



## A Look Back at Burton Road

Burton Road runs from Lindsay Road to Western Road and used to contain a chalet bungalow where the orchestra leader Annunzio Paul Mantovani lived for a number of years. The bungalow was called Greensleeves after one of Mantovani's best-selling records. In 2005 a developer was given permission to demolish Greensleeves and create a two storey five bedroom mansion with a detached triple garage.

One of the original Victorian houses that still exists in Burton Road is Green Pastures, an interdenominational Christian Centre with particular emphasis on healing. Guests can choose to stay for as few as two nights or up to three weeks with Christmas and Easter house parties and family holidays in the summer. A member of the Churches Council for Health and Healing, Green Pastures is headed by a Pastoral Director and provides skilled counselling from professional staff for all kinds of need in an atmosphere of peace and prayer.

The foundation of the Centre grew out of the vision of one person fifty years ago. As a Sister Deaconess, Ruth Hainsworth worked for the National Children's Home and travelled to various parts of the country on lecture tours. In her mid thirties she was seriously injured in a car accident caused by a fault in the steering.

For several years Sister Ruth was in and out of hospitals and nursing homes and had to resign her post with the National Children's Homes. She made a partial recovery after having received some benefit from a stay at the Crowhurst Home of Healing in Sussex and a similar Home Resthaven in the Cotswolds.

As her mobility improved Ruth Hainsworth believed she was being called to establish a new Home for Healing. A committee was formed consisting of several ministers from various denominations and although funds were slow to accumulate, estate agents were eventually instructed to find a suitable property. In the early 1950's some of the larger houses in Branksome Park were no longer suitable for domestic use and were being sold at 'knock down' prices.

In 1955 a house called Montana with a large peaceful garden was bought and Opened and Dedicated on 22 July 1955. The first Chaplain was the Reverend Ian Hope and a further dedication was carried out in June 1922 following a considerable programme of modernisation. A new wing and outdoor pool now stand where once there was an orchard and bluebell wood.

*Taken from 'Looking Back at Branksome Park' by kind permission of Iris Morris*



## Services for the Private Client.



Dickinson Manser have experienced teams specialising in providing services for private individuals and their families which include:

**Conveyancing** • Sale and purchase • Buy to let • Equity release • Lease extensions and variations

**Planning Ahead** • Will making • Lasting Powers of Attorney • Elderly care Inheritance Tax planning • Probate and Trusts • Court of Protection

**Family Law** • Divorce • Pre-nuptial agreements • Children and financial arrangements • Care proceedings • Civil partnerships • Cohabitation

**Dispute Resolution** • Contract disputes • Land and boundary disputes Negligence claims Probate and will disputes • Employment disputes

For further information please contact Mark Daniels [mjd@dmsolicitors.co.uk](mailto:mjd@dmsolicitors.co.uk) or Sarah Richards [sr@dmsolicitors.co.uk](mailto:sr@dmsolicitors.co.uk) or telephone us on 01202 673071.

**Dickinson Manser. Ready when you need us.**

Poole. 5 Parkstone Road. T. 01202 673071  
Broadstone. 221 The Broadway T. 01202 692308  
[www.dickinsonmanser.co.uk](http://www.dickinsonmanser.co.uk)

**Dickinson  
Manser LLP**  
Solicitors

KINDERGARTEN

PRE-PREP

JUNIOR

SENIOR

6<sup>TH</sup> FORM

BOARDING

# Natural progression

at Bournemouth & Poole's  
No.1 Performing School for Girls\*



- Kindergarten wraparound care just £42 a day
- Outstanding Early Years Provision, ISI latest inspection
- Digital Centre of Excellence, introducing iPad Airs for every pupil Y3-13
- National finalists in sixteen sports
- No.1 Tennis School in the UK for Girls
- Superb achievements in both music and drama
- Highly experienced, dedicated, specialist teachers
- \*Bournemouth and Poole's No. School for Girls based on 2014 A level grades A\* - B
- Private buses - let us take the strain of the school run!

We are very proud of our school, we would love to show you around, please call to arrange a personal tour.



Excellence in Education  
The Independent Association  
of Prep Schools

gsa  
GOLD STANDARD AWARD  
INDEPENDENT SCHOOLS ASSOCIATION



## Talbot Heath

Independent School for Girls aged 3-18

Rothsay Road, Bournemouth,  
Tel: 01202 761881 [www.talbotheath.org](http://www.talbotheath.org)

HONOUR BEFORE HONOURS

## Branksome Park ... in Wonderland

Once upon a time there was a little girl called Alice, who lived in a lovely house half-hidden by trees, right on the edge of The Park. At least, that's where she thought she lived. But she had been desperately trying to follow the rabbit-ing and fallen down a deep hole marked 'CC & PHCBR'. Down and down she fell, and landed in a dense thicket of prose, through which she tried to find her way. At last she came to a clearing, where a very large egg was sitting on a fence. When she came close, she saw that it had eyes and a nose and a mouth.

*"That must be Humpty Dumpty"* Alice thought to herself, *"he'll be able to explain where I live."*

*"Tell me your name and business, child",* said Humpty Dumpty

*"My name is Alice, and I don't know where I live. I used to think I lived in The Park. But they tell me that I can't live in The Park anymore, because my road is a boundary. And so it is different from the rest of The Park..."*

*"Of course it's different"* snorted Humpty Dumpty *"that's what a boundary does. It marks the limit of one area that is different from another. Have you met the Cheshire Cat?"* Alice admitted she had, and had been confused by it.

*"Well then, if you exclude one road because there's a boundary, and you mark the boundary in a different road, then that road becomes the new boundary. So The Park becomes less and less, until there is nothing left..."*

*"Except a grin!"* exclaimed Alice

*"Exactly so"* said Humpty Dumpty. *"That was an easy riddle. Ask me another."*

*"They tell me that 'the character of my road is eroded'. But everyone who lives in the road knows that the road is just the same. How can that be?"*

*"Eroded' means we have done a survey and marked your road in red, as wholly negative"*

*"That's not what 'roded' means!"* said Alice indignantly.

*"When I use a word"* said Humpty Dumpty in rather a scornful tone. *"it means just what I choose it to mean - neither more nor less."*

*"But some houses are nearly all marked in green, and that's positive, but the overall mark is red, and that's negative. How can that be?"* asked Alice, puzzled by it all.

*"That's easy"* said Humpty Dumpty. *"You know that two wrongs don't make a right?"*

*"Of course"* said Alice, well versed in Victorian morality.

*"Well then the inverse corollary of that is that three rights make one wrong. Is that clear now?"*

*"Curioser and curioser"* said Alice.

With grateful acknowledgement to: Rev. Charles Lutwidge Dodgson, whose nonsense was always entertaining

David Reeves

## Poole Maritime Trust

The Trust is a charity and its offices and library are located at 6 Western Road which is just above the Canford Cliffs Library. The offices are open to all on Thursdays from 10am to 12pm, except during August.

The principal objectives of the Trust are to contribute to public understanding of maritime matters concerning Poole and its immediate environs through lectures and visits and by encouraging study, collating the results of that study and promulgating such results to the general public.

Please find below a list of the coming events put on by the Trust and we warmly welcome new members.

Dick Appleton  
Secretary (01202-676350).

### POOLE MARITIME TRUST PROGRAMME FOR 2014/2015

#### **2014**

Tuesday 7th October	“Naval Pinnacle 199” Ivan Steele - Pinnacle Trust Director	PYC*
Tuesday 4th November	Autumn Supper “Southampton Water” Anne King - Local Historian	PYC*
Tuesday 25th November	“A Saga of Sunken Secrets” Shirley Critchley - Member	PYC*
Tuesday 9th December	“Scapa Flow - Salvaging the German Navy” Kevin Patience - Member	PYC*

#### **2015**

Tuesday 6th January	New Year Supper Party “Clerical Errors” Rev. Stuart Timbrell	RMYC
Tuesday 27th January	Wildlife on our Doorstep Brian Pettit - Wildlife Photographer	
Tuesday 24th February	Poole Town Quay Andrew Hawkes - Member	PYC*
Tuesday 17th March	Flying Boat Operations at Poole Representative, Flying Boat Celebration	PYC*
Tuesday 14th April	AGM and Spring Supper	CMGC

# Setting the Standards in Property Management

**REBBECK**  
BROTHERS  
Chartered Surveyors and Property Managers

*Trusted with Property Since 1845*

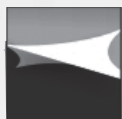
If your block would like to benefit from being managed by one of the area's leading firms of Chartered Surveyors and Property Managers, then we look forward to hearing from you.



The Square, Bournemouth BH2 5AN

**Tel: 01202 780780**

**[www.rebbeckbrothers.co.uk](http://www.rebbeckbrothers.co.uk)**



# Sherlock & Watson Ltd.

Experts in Rain & Shade Solutions



Electric Patio Awnings  
Balcony &  
Conservatory Awnings  
Retractable Canopies  
Rain & Shade Sails  
Fabric Carport Structures  
High Tensile Fabric  
& Bespoke Structures

Residential, Commercial & Public Installations

**Specialists in Rain and Shade Solutions**  
**Top quality UK & European Products**  
**Full Installation Service & Product Guarantee**

*All enquiries welcome*

Sherlock & Watson Ltd Lymington SO41 6EN

Telephone : **01590 682487 / 07921 574895**

Visit our website **[www.sherlockandwatson.co.uk](http://www.sherlockandwatson.co.uk)**

Markilux | Weinor | Gibus | Vortex | Tradewinds | Tuuci | Kemp Sails



## The Bubbly is Back on the Table But Not Quite So Frothy As Once It Might Have Been ...

Can the property market be compared to the quality of a champagne label? If the answer is yes, then probably most of us would agree that the word Krug would attach to 2007 both in terms of timing and annual increases. We might even be tempted into a tasting again soon. But I would counsel not let it go to your head - yet. A huge variety of champagne-house names intervene before we reach the more humble offerings from the cellar. Each of them has a significant, individual bouquet. Keep your nose for the right deal.

The local residential property market is selectively appetising. There are more “tasters” out there than there were last year. The market south of £1.5 million, down to £200,000 - what one might call the Moët to Prosecco market - is considerably more active. In the year to date (January to July - compared to the same period last year) there have been 334 sales (against 266) - see chart below. On the other hand, the “Bollinger” to “Krug” market (sales north of £2.0m), the balance has shifted in both directions for each segment.

Description	Jan-July only; BH13 and BH14 8 only ; > £200,000 only	
	<b>2014</b>	<b>2013</b>
Sales @ £3 m +	4	1
Sales @ £2m - £2.99m	4	7
Sales @ £1.5m to £1.99m	16	5
Sales @ £1.0m to £1.49m	12	11
Sales @ £0.5m to £0.99m	108	64
Sales @ £0.20m to £0.49m	198	186

Some explanation may be appropriate. Rightly or wrongly, we think top end buyers are increasingly apprehensive - but for good reason. They have nervousness about political issues - change of government, Scottish Independence (though, of course, by the time you read this, this issue will have been decided); fiscal issues - capital taxation, Stamp Duty, Council Tax - even military issues : war in the Middle East. It is all depressing the “quaffability” of this segment to a greater or lesser extent. So, while HMG continues to pump credit into the lower end, so sustaining the more frothy market there, those other segments which are still “mortgage-sensitive” will continue to benefit but less so as you rise up the scale. Against this, we are expecting more London owners cashing in on their gains to emerge.

There are some clouds on the horizon. I am currently nervous about the number of new flats being planned for the area. There are over 100 three-bedroom apartments in the construction and planning pipeline and a further 60+ two-bedroom. Of course, the best quality and those with sea views will always sell. However, while not all these schemes will secure financing, nor necessarily will all those which are built be brought to the market for sale, let alone all at the same time, the extent of the possible increase in supply does warrant the opportunity for some sober reflection (to continue the alcoholic theme !). That said, we remain confident of value retention for existing flat owners in the Canford Cliffs area. Happy to elaborate for those interested to call us. If you’re good, there might even be a glass of bubbly, too.

The Bubbly is back on the table but not quite so frothy as once it might have been .....

*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.*

## **Women @ All Saints' Branksome Park**

*Does anyone feel weary and burdened?* As women we can so often carry the burdens of not only our own lives but also those of our husbands/partners, children, children in law and grandchildren. It is our natural maternal instinct that drives us to nurture, care for and worry about those in our lives. I don't know about you but sometimes I just feel exasperated by it all. So many situations are out of my direct control yet I continue to worry! When I am feeling like this I have to remind myself of a wonderful verse from Matthew 11:28.

*"Come to me, all of you who are weary and burdened, and I will give you rest."*

Indeed, if we take time out of our own contexts and spend some time reflecting, meditating and praying to God we can find a peace that surpasses all understanding. We gain perspective once again and have a new capacity to carry on. Since April 2014 I have been running TIME OUT @ The Vicarage where women can find that space and time to reflect. We also discuss issues we care about and that we want to talk about in a caring non judgemental environment. Coffee and croissants are served from 9am so you can come straight from the school drop off and there is a crèche provided for pre-school age children. It is held at the All Saints' Vicarage, Western Road on a fortnightly basis during term time. We would love to welcome you and do feel free to bring a friend.

In addition we hold three Women's Evenings a year. It's a simple bring and share supper with BYO wine and drinks where we enjoy fellowship and hear a great speaker. The next one coming up on 26th November 2014 has a slightly different formula as we invite you to make your own Christmas pudding! All you need to do is bring an apron, mixing bowl and spoon and you will leave with your own homemade Christmas pudding. Tickets for this event are £8. For more information on any of the above please do not hesitate to contact me.

sarahmarieboyle@hotmail.co.uk

### **TIME OUT @ The Vicarage**

Fri 3rd Oct @ 9am  
Fri 17th Oct @ 9am  
Fri 14th Nov @ 9am  
Fri 28th Nov @ 9am  
Fri 12th Dec @ 9am

### **Women's Evenings in 2015**

Fri 6th March @ 7.30pm  
Fri 19th June @ 7.30pm  
Wed 25th Nov @ 7.30pm

# WARDENS

## BRANKSOME PARK

Balcombe Road ( <i>Houses only</i> )	Mr S Mellor, Flat 8, Albany House, 3 Balcombe Road BH13 6DX
Beach Road	Mrs G.C. Beale, Flat 10, 2 Beach Road BH13 7BT
Belgrave Road	Vacant
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
Burton Road ( <i>Houses only</i> )	Mr S Mellor, Flat 8, Albany House, 3 Balcombe Road BH13 6DX
Bury Road	Mrs I. Pearce, 17 Bury Road BH13 7DE
Canford Cliffs Road ( <i>Odd Nos. 3-67</i> )	Mr P. Neate 23 Canford Cliffs Road BH13 7AG
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
Chester Rd	Vacant
Chesterfield Close	Mr K. Goldstein-Jackson, 18 Martello Road BHI3 7DH
Dalkeith Road	Mrs S. Holt, 14 Ettrick Road BH13 6LG
Dover Road/Close	Mr J. Mills, Bay Tree House, 4 Dover Close BH13 6EA
Eaton Road	Mrs R.J. Newitt-Ross, 23 Chester Road BH13 6DE
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	Mr M. Reichl, 18 Leicester Road BH13 6BZ
Lindsay Road ( <i>Houses only</i> )	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Martello Road	Mr K. Goldstein-Jackson, 18 Martello Road BHI3 7DH
Martello Road South ( <i>Houses only</i> )	Mr K. Goldstein-Jackson, 18 Martello Road BHI3 7DH
Mornish Road	Mrs C. Harrington, 5 Mornish Road BH13 7BY
Motcombe Road	Mr T. Thurston, 8 Baillie Park, Forest Road BH13 6DE
Oratory Gardens	Mr K. Goldstein-Jackson, 18 Martello Road BHI3 7DH
Ormonde Road	Vacant
Pine Drive	Mr J. Mills Bay Tree House, 4 Dover Close BH13 6EA
Pinewood Road	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
Sandbourne Road	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
St Aldhelms Road	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
St Aldhelms Close	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Tower Road ( <i>Houses only</i> )	Mr J. Flashman, Flat 10, 20 Tower Road BH13 3HN
Tower Road West	Mr J. Flashman, Flat 10, 20 Tower Road BH13 3HN
The Avenue ( <i>Houses only</i> )	Mrs E. Edwards, 37 Gleneagles, 21 The Avenue BH
Ventry Close	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Western Avenue	Mr. J. Buckley, 29c Western Avenue BH13 7AN
Western Road ( <i>Houses only</i> )	Mr P.M. Harland, 20 Lakeside Road BH13 6LR
Westminster Road	Mr R. Dimbleby, 30 Westminster Road BH13 6JQ
Westminster Road East	Mr R. Dimbleby, 30 Westminster Road BH13 6JQ
Wilderton Road	Mr R Pointer, 1 Pinetree Drive, 6 Wilderton Road BH13 6EE
Wilderton Road West	Mr R Pointer, 1 Pinetree Drive, 6 Wilderton Road BH13 6EE
Withingham Road	Mrs SE Edwards, Flat 37, 19-21 The Avenue BH13 6HH

## WARDENS

### CANFORD CLIFFS

Banks Road  
 Beaumont Road  
 Bessborough Road  
 Bodley Road  
 Canford Cliffs Ave  
 Canford Cliffs Road (*Even Nos*)  
 Canford Cres  
 Chaddesley Glen  
 Chaddesley Wood Road  
 Chaucer Road  
 Cliff Drive  
 De Mauley Road  
 Elmstead Road  
 Flaghead Road  
 Haig Avenue  
 Haven Road  
 Imbre Court  
 Inverness Road  
 Lawrence Drive  
 Macandrew Road  
 Martello Park  
 Meriden Close  
 Maxwell Road  
 Moorfields Road  
 Nairn Road  
 Newton Road  
 Ravine Road  
 Spencer Road  
 St Clair Road

Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB  
 Mrs C. Parkin, 22 Ravine Road BH13 7HY  
 Mrs C. Parkin, 22 Ravine Road BH13 7HY  
 Mrs C. Parkin, 22 Ravine Road BH13 7HY  
 Mrs E. A. Knight, 40 Canford Cliffs Avenue BH14 9QN  
 Mr P J. Gamble, 5, 166 Canford Cliffs Road, BH13 7ES  
 Mr Kees Scholts, Flat 1, Corvesgate, 23 Nairn Road  
 Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB  
 Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB  
 Mr M.R. Heath, 26 Ravine Road BH13 7HY  
 Mr B. Kitson, 9 Nairn Road BH13 7NE  
 Mr M.R. Heath, 26 Ravine Road BH13 7HY  
 Mr M.R. Heath, 26 Ravine Road BH13 7HY  
 Mr R. Smith, 27 St Clair Road. BH13 7JP  
 Mrs S E Arnold, 26 Links Road BH14 9QR  
 Mrs C. Parkin, 22 Ravine Road BH13 7HY  
 Mr Kees Scholts, Flat 1, Corvesgate, 23 Nairn Road  
 Mr Kees Scholts, Flat 1, Corvesgate, 23 Nairn Road  
 Mrs S E Arnold, 26 Links Road BH14 9QR  
 Mrs C. Parkin, 22 Ravine Road BH13 7HY  
 Mr R. Young, Flat 6, 8 Martello Park, BH13 7BA  
 Mr E M Parry-Davies, Flat 2, 10 Ravine Road BH13 7HX  
 Mr N Blackmore, 9 Maxwell Road BH13 7JB  
 Mr M.R. Heath, 26 Ravine Road BH13 7HY  
 Mr K Scholts, Flat 1, Corvesgate, 23 Nairn Road BH13 7NF  
 Mrs M. Hodsdon, 5 Newton Road BH13 7EX  
 Mr E M Parry-Davies, Flat 2, 10 Ravine Road BH13 7HX  
 Mr J.C. Pride, 2 Spencer Road BH13 7EU  
 Mr R. Smith, 27 St Clair Road BH13 7JP

### LINKS ROAD AND SURROUNDING DISTRICT

Alton Road East  
 Blake Dene Road  
 Brudenell Ave  
 Brudenell Road  
 Clifton Road  
 Compton Avenue  
 Compton Drive  
 Compton Gardens  
 Crichel Mount Road  
 Elgin Road  
 Links Road  
 Links View Avenue  
 Overlinks Drive  
 Widdicombe Ave

Mr J.N. Gunton, 36 Links Road BH14 9QS  
 Mr R.S. Sharman, 29 Elgin Road BH14 8QU  
 Mr K. Pottle, Flat 7, 2 Crichel Mount Road BH14 8LT  
 Mr K. Pottle, Flat 7, 2 Crichel Mount Road BH14 8LT  
 Mrs D. Greenwood, 4 Links View Avenue BH14 9QT  
 Mr J.N. Gunton, 36 Links Road BH14 9QS  
 Mr J.N. Gunton, 36 Links Road BH14 9QS  
 Mr J.N. Gunton, 36 Links Road BH14 9QS  
 Mr K. Pottle, Flat 7, 2 Crichel Mount Road BH14 8LT  
 Mr R.S. Sharman, 29 Elgin Road BH14 8QU  
 Mr J.N. Gunton, 36 Links Road BH14 9QS  
 Mrs D. Greenwood, 4 Links View Avenue BH14 9QT  
 Vacant  
 Vacant

## COUNCILLORS

### Canford Cliffs Ward (which includes Branksome Park).

<b>May Haines</b>	8 Blake Hill Avenue, Poole. BH14 8QA Tel: 01202 709138 Email: m.haines@poole.gov.uk
<b>Peter Pawloski</b>	17A Chester Road, Branksome Park, Poole. BH13 6DE Tel: 01202 633048 Email: p.pawloski@poole.gov.uk
<b>Neil Sorton</b>	20 Montacute Way, Merley, Poole. BH21 1UB Tel: 01202 888228 Email: n.sorton@poole.gov.uk

### Penn Hill Ward

<b>Ms Elaine Atkinson</b>	c/o Civic Centre, Poole. Tel: 01202 746510 Email: e.atkinson@poole.gov.uk
<b>Mrs Xena Dion</b>	58 Blake Dean Road, Poole. BH14 8HH Tel: 01202 741256 Email: x.dion@poole.gov.uk
<b>Ronald Parker</b>	29 Cliff Drive, Canford Cliffs, Poole. BH13 7JE Tel: 01202 707755 Email: r.parker@poole.gov.uk
<b>Parkstone Ward</b>	
<b>Mrs Ann Stribley</b>	16 Milton Road, Parkstone, Poole. BH14 9QL Tel: 01202 732969 Email: a.stribley@poole.gov.uk
<b>Sally Carpenter</b>	31 Lilliput Road, Poole. BH14 8JU Tel: 01202 633020 Email: s.carpenter@poole.gov.uk
<b>Tony Woodcock</b>	Bramhall Lodge, 25 Dingle Road, Bournemouth, BH5 2DP Tel: 01202 771628 Email: t.woodcock@poole.gov.uk

### MEMBER OF PARLIAMENT

<b>Mr Robert Syms</b>	Local surgery contact 38 Sandbanks Road, Poole Tel: 01202 718078 Email: symsr@parliament.uk House of Commons, London, SW1 0AA
-----------------------	---

### Members of the European Parliament (MEPs) 2014-2019 - South West Region

Europe of Freedom and Direct Democracy group

#### William Dartmouth (UKIP)

<b>(The Earl of)</b>	william.dartmouth@europarl.europa.eu
<b>Julia Reid (UKIP)</b>	julia.reid@europarl.europa.eu

European Conservatives and Reformists Group

<b>Ashley Fox (Con)</b>	ashley.fox@europarl.europa.eu
<b>Julie Girling (Con)</b>	julie.girling@europarl.europa.eu

Group of the Progressive Alliance of Socialists and Democrats in the European Parliament

<b>Claire Moody (Lab)</b>	claremmoody@gmail.com
---------------------------	-----------------------

Group of the Greens/European Free Alliance

<b>Molly Scott Cato (Green)</b>	molly.scott.cato@greenparty.org.uk
---------------------------------	------------------------------------

# BERKELEYS LETTINGS

**Today, home owners** realise that there are many ways to generate income from real estate assets. Holiday homes, second homes and family homes need no longer stand idle if not used as a primary residence.

**Demand for premium coastal properties** has risen as more people seek the enjoyment of lifestyle homes on the coast through choosing a long term let. Our expertise in premium property and lifestyle marketing is delivering outstanding results to satisfied landlords in coastal Poole today.

**Our detailed valuations** can help illustrate premium rental income potential and our tenant search service ensures we fit the right tenant profile to your home if you chose to let it. And, if your home has a waterfront or beachfront location, sea views or watersports facilities, these features are definitely on the wish-list of clients searching today.

**Berkeleys is an accredited** and industry regulated property specialist offering a comprehensive residential lettings and property management service with a personal and discreet approach. If you are considering letting your property, we would be delighted to offer a no obligation lettings valuation. Contact us now on **01202 544599**

*Put your trust in Berkeleys.*

# BERKELEYS

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991

 @BerkeleysPoole

 /BerkeleysEstateAgents.CanfordCliffs

lettings@berkeleys.com

BERKELEYS CANFORD CLIFFS  
1-3 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE Tel: 01202 544599  
BERKELEYS ASSOCIATE OFFICE  
121 Park Lane, Mayfair, London W1K 7AG Tel: 020 7079 1535

www.berkeleys.com



ASSOCIATION  
OF  
FAMILY  
LETTERS  
AGENTS



THE INSTITUTE OF  
PROPERTY  
VALUERS  
AND ESTATE AGENTS

Residential Lettings: 01202 544599



# BERKELEYS

PROPERTY AGENTS • CHARTERED SURVEYORS • EST 1991



## Inspiring views contemporary living

PREMIUM WATERFRONT PROPERTIES OFFERING AN HARMONIOUS BLEND OF INSPIRATIONAL DESIGN AND COASTAL LIVING ARE HIGHLY SOUGHT-AFTER TODAY.

BERKELEYS IS SEEING MORE CLIENTS MOVING TO THE COAST TO EXPERIENCE THIS PICTURE-PERFECT VIEW. THE SANDBANKS PENINSULA AND SURROUNDING HARBOUR AREAS OFFER EXHILARATING VIEWS, PREMIUM PROPERTY AND EASY, CONTEMPORARY LIVING.

IF YOU ARE LOOKING TO SELL, BUY, RENT OR LET CALL SALES ON **01202 708383** OR LETTINGS ON **01202 544599**

BERKELEYS CANFORD CLIFFS  
1-3 HAVEN ROAD • CANFORD CLIFFS  
[www.berkeleys.com](http://www.berkeleys.com)  
[info@berkeleys.com](mailto:info@berkeleys.com)  
[lettings@berkeleys.com](mailto:lettings@berkeleys.com)

BERKELEYS ASSOCIATE OFFICE  
121 PARK LANE • LONDON



