

Pines and Chines

Autumn 2015



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

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EDITORIAL

Where did the summer go ... or did it ever arrive?

First of all thank you for your continued membership of the Association and it is only by your support that we are able to be strong voice for your ideas and concerns.

As ever planning remains a contentious issue in our area with the dual demands of renewal and conservation continually having to be balanced. Please do read the Planning Report in the magazine.

Navitus has again taken up a lot of time with the Association and we are delighted that the Government has refused planning permission for the windfarm. This reflects the settled view of our members as expressed over many years. Roy Pointer has provided an absolutely vital focus for our concerns and the amount of time he has devoted to this is unbelievable. Many, many, thanks Roy.

It is pleasing to have a range of articles in the magazine and Charlie Boyle, the Vicar of All Saints, understandably points out the financial imperatives of maintaining an important community investment (both spiritual and material) in the heart of our area.

We are also having a competition. We need a logo for our Association and after the success in renaming our magazine we have decided that you, our members, will come up with a far better logo than we could ever think of. Entries to myself or John Sprackling by 31 January 2016 please.

My customary early Season's Greetings and, as ever, I'm hoping for a White Christmas.

John Gunton - Editor

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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 which 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. As always, it has been a busy six months with a wide variety of concerns being brought to the Association's attention.

This magazine is 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.

As this is the first magazine, since the Local Election in May 2015, I wish to pay tribute to the invaluable support and assistance the Association has received from former Cllr Neil Sorton, who stepped down at the election, by which time, he had 'clocked up' 45 years of service to the Town. Neil first joined the Council in 1966 as a Councillor for Oakdale (winning by nine votes, after a recount). In its early days, Oakdale included the original parts of Creekmoor and Canford Heath. Neil remained in Oakdale until 1995, when he lost his seat. He returned to the Council in 1999 as a Canford Cliffs Ward Councillor.

At the election, Cllrs May Haines & Peter Pawlowski were re-elected as Canford Cliffs Councillors and Cllr Mohan Iyengar was elected to replace Neil Sorton. Cllr May Haines has been appointed Deputy Leader, with Portfolio Area/Responsibilities for Human Resources, ICT, Legal & Democratic, Strategy Asset Management (Estates excluding Transport) Finance & Budgets, Revenue & Benefits and Customer Service.

The Council is now comprised of 32 Conservative, 6 Liberal Democrat, 3 Poole People and one UKIP member.

I am sad to report the death of Roy Fluellen, who died on 03 July 2015. I believe that Roy was one of the early members of the Association, when this was formed in 1956 and was Road Warden for Bury Road for many years.

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

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

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/>

2. Community Engagement - The Leader of the Council, Cllr Janet Walton, wrote to Terry Stewart, the Association's President on 28 August 2015 *"I am currently reviewing the Council's Community Engagement, in our Election manifesto we said we would like to improve this. So I have been looking at ways this could be done especially in light of our current financial situation and the challenges ahead.*

To this end a number of prominent members of the community have kindly met with me to share ways we could go forward with this. I hope to meet with quite a few more over the coming weeks.

Some excellent ideas and suggestions have come out of these meetings and it will be great to begin to implement them in the near future.

This is the first time you have addressed me directly about a previous working group (Community Engagement Working Party), I will add it to the list of considerations. It seems certain we all want better communications, a bit of work now considering how best this can be done will no doubt pay dividends."

3. Planning Enforcement, Tree Preservation Orders/Tree replacements - The Association is currently monitoring the following retrospective applications which have been refused.

- **Martello Corner, Martello Road (also known as 83 Canford Cliffs Road)** (*Change of use of residential garage to dentist's surgery*) - this application is currently subject to an appeal to be determined by Written representations. The deadline for comments from the Appellant and the Local Planning Authority's Final Comments were due by 15 September 2015.

- **16 Western Avenue** (*Erection of Single Storey Garden Room*) - Elite Skills Arena's appeal was dismissed by the Planning Inspector on 17 July 2015. An amended Planning Application was registered on 9th September 2015 and, in these circumstances, it is not felt appropriate for the Local Planning Authority to pursue an enforcement notice for the time being.

4. Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan SPD) - This plan is due to be presented at the Cabinet meeting on 13th October, seeking resolution to adopt at Council on 17th November.

The Council has approved capital expenditure of up to £3.620m for Phase 2 of the Beach Hut Project (see table overleaf), and an additional estimated £174K to fund one-off shortfalls in annual beach hut rental income during construction. Project scale, construction, phasing and final costs are subject to ground and building surveys, planning permission and procurement.

Beach	Location	Huts	Details
Sandbanks	West of Beach Office	6	Addition of first floor to existing block
Flaghead	Chine - in front of toilets	12	New huts on vacant land with public realm enhancement
Canford Cliffs	West - promenade	107	Addition of first floor to existing blocks. New café and toilets in pavilion
	East	45	Addition of first floor to existing block
Branksome	West	4	Extend current block
Branksome Dene	West - promenade	4	New huts on vacant land with public realm enhancement

The Association feels that there may be too many double-decker beach huts proposed for Canford Cliffs (152 new ones) and also questions the viability of developing the small pavilion at Canford Cliffs to offer a catering option to walkers. Banquets Catering (South Coast) Ltd currently hold the leases for the beach restaurants and kiosks from Branksome Dene to Sandbanks and this does not permit any other concessionaire to operate along the seafront.

The Association has expressed surprise that so few new beach huts are being proposed for Sandbanks, as this is the most popular area. It seems that the Council is struggling to find locations to build extra huts at Sandbanks.

5. ‘Party Houses’ - So far this year, I have only been informed of one incident which has been reported and investigated by Environmental Control Department. As the disturbance is usually at the weekend, affected residents should use the Council’s Emergency hotline number (0800 506050).

6. Navitus Offshore Wind Farm - See Roy Pointer’s separate report elsewhere in the magazine.

7. Uniting the Conurbation - It has been announced that Bournemouth, Christchurch, East Dorset and Poole are jointly exploring the possibility of a single, brand new Council to cover their respective geographic areas. This would see all functions undertaken by the existing councils in these areas being delivered by a new single unitary authority.

Before the announcement, the Leader of the Council, Cllr Janet Walton, wrote to one resident in relation to this proposal *“I think there would be ways of preserving identity and this would certainly be a consideration if we were to go down this path. There is nothing concrete to report at present,(save to say all options must be on the table), but as and when and if there is, I would expect proper processes to be put in place, these would no doubt include political and officer leadership, scrutiny of the same and community engagement.”*

Andrew Flockhart is to be recommended to take over as Poole’s Chief Executive at the Full Council meeting on 29 September.

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

The construction of the 20 retirement apartments with basement parking continues apace but it seems that there is, no longer, any provision for off-road coach parking.

9. Sunken Gardens at Pinecliff Gardens - See Wayne Hancock's separate report elsewhere in magazine.

10. Friends of Canford Cliffs Library - The Friends meet for a coffee morning from 10.00am to 12.00 noon every Monday and a varied programme of other activities is provided during week. Activities are also organised in the **Canford Cliffs Village Hall, Ravine Road** but these are larger events such as Bridge, Keep Fit etc.

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

12. Public Rights of Way:

Westminster Road end of Dalkeith Road - It is hoped that, by the publication of this magazine, the sandbags serving to obstruct this route will have been removed by the Council. It, currently, recognises this route as an unrecorded Public Right of Way.

Buccleuch Road to Lakeside Road - No new developments.

Bessborough Road - This road is owned by Canford Cliffs Land Society. The Society is, currently, in conflict with the developers of the former Norfolk Lodge Hotel regarding access.

13. 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.

The Council has received an application for consent to Assign the Lease at Dolphin Quays. The consent to the assignment was offered in April 2015 subject to Licence. The Licence has yet to be completed. In my view, this site needs tying up in time for the EU Maritime Festival in May 2017.

It is believed that the Council may be in discussions about the re-development of the Quay Thistle Hotel site.

14. Council's Budget 2015/2016 - Poole remains in the bottom 10 of Unitary Authorities in terms of funding.

In January 2015, Parliament approved the new "fiscal charter" for Budget Responsibility. This committed the Government to a goal of balancing day-to-day Government spending (the structural deficit) by 2017/18. Put another way, the Government is trying to equalise the £24,000 per annum that it generates in income per household against the £27,000 pa that it spends per household.

Such an approach should also ensure that national debt is falling as a percentage of the Gross Domestic Product (GDP) by 2016/17. The Treasury have indicated that to meet these targets any new Government would have to make additional tax rises or spending cuts of around £30bn. The approved Budget identified Savings of £12m in 2015/16; £3.3m in 2016/17; & £3.3m in 2017/18.

The Council Budget Monitoring Report (1 April 2015 to 30 June 2015) was presented at the Cabinet meeting on 08 September 2015, showing a budgeted surplus for the current fiscal year of £0.3m. The Council is currently predicting a Funding Gap in 2016/17 of £5.8m and £3.0m in 2017/18.

In order to meet the Funding Gap., the Council will be consulting on proposals to

(a) Charge users for a number of car parks located in our parks. These are located at Whitecliff; the small car park adjacent to the Baiter skateboard park; Poole Park car parks; Hamworthy Park and Upton House.

(b) Change the Councils planning neighbour notification arrangements

(c) Reduce the opening hours of the Household Waste Recovery Centre.

(d) Reduce the cost of various bus subsidies to council taxpayers.

15. Community Speed Watch - John Gunton is the Branksome Park Community Speed Watch co-ordinator. - he is always keen to hear from anyone who might wish to volunteer. As I said in the last magazine, it is important we do something other than just saying the authorities are responsible, when, clearly, the resources are not available.

16. Vision for Poole Group - Terry Stewart & I are members of this group.

The target date for the completion of Poole Quays Forum's Neighbourhood Plan was the end of August. Next steps: the Plan will go to the Council for approval and then the Planning Inspectorate. After which, a referendum will be undertaken. This will also give the Forum some powers of Planning Control in the area and directing the expenditure of some of the Community Infrastructure Levy.

The Group have lodged strong objections to the latest application for **27 - 31 West Quay Road** (Outline proposal for the demolition of the existing premises and the erection of a part 8, part 5 storey mixed use building comprising of a commercial unit, 57 residential apartments (C3 use) and retail/commercial units, with associated access and underground parking) and **Salterns Marina/Hotel** (*Demolition of the existing buildings and the erection of 2 multi-storey mixed use developments containing 73 residential units, a 60 bedroom hotel as well as restaurants, offices and marina service facilities*).

17. Refreshing the Core Strategy and review of Community Infrastructure Levy (CIL)

A summary of responses to Draft Core Strategy, has just published and a report is available via - <http://www.poole.gov.uk/planning-and-buildings/planning/ldp/core-strategy-review/>

The **Community Infrastructure Levy** is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver **infrastructure** to support the development of their area. It came into force on 6 April 2010

A report on the revised CIL proposals will be published as part of a report due to be presented at the Economy and Overview Committee on 5 November, where the Council will be seeking endorsement to publish the draft version of the charging schedule for formal comment before submission to the Secretary of State for Examination. The Council plans to publish it for 8 weeks over December 2015 to January 2016, which is 2 weeks longer than normal to account for the holiday season.

A Pan-Dorset Strategic Housing Market Needs Assessment setting out the number of houses proposed for the next 5 years. This was signed off by each of the Local Authorities Planning Managers in late August and the final version to publish was due to be posted on the BoP website by the end of September.

18. Southern Poole Chairmens' 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.

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

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Residents can also meet a member of Neighbourhood Watch and a local Police officer at the Canford Cliffs Library on the first Friday of every month 10.30am-12noon.

- Speak to them about any issues or concerns about local safety.
- Ask for advice on home security.
- There is a small stock of alarms, safety & security items for sale. Pick-up free Neighbourhood Watch window stickers and signs.

20. Travellers (Cont'd) - Poole continues to be impacted by unauthorised encampments by Travellers and the Council has been requested to limit the access into Baiter Car Park. Up-to-date information about current unauthorised encampments is always available via <https://selfservice.boroughofpoole.com/popup.aspx/RenderForm/?F.Name=TvboXnB7vhD>

21. Vision for Talbot Village - Public consultation on a draft Supplementary Planning Document commenced on 10th August 2015 and runs for a six week period, closing on 21st September 2015.

See <http://www.poole.gov.uk/planning-and-buildings/planning/ldp/supplementary-planning-documents/talbot-village-spd/>

Working with the universities and the local community, consultation is to take place regarding the creation of a new digital employment village, near Highmoor Farm. A site for digital businesses like computer game manufacturers, mobile technologies, computer generated animation and a home to Bournemouth University and Arts University Bournemouth postgraduates.

22. Poole Borough Council - Committee Dates. Please see the Borough of Poole website at www.boroughofpoole.com for Agenda and supporting papers.

John Sprackling
Chairman

Here's Something To Make You Smile!

By kind permission of Kevin Goldstein Jackson - Quick Quips & Longer Jokes

- His brother is a man of rare gifts.....he rarely gives any.
- People say there's safety in numbers. Quite right.
A million lemmings can't possibly be wrong.
- As a small boy I used to like maths until we had to do algebra.
To me it was a weapon of math destruction.
- It's really unfair. Short men are called short but short women are called petite.
- When doctors went on strike and picketed the Department of Health they didn't have much effect: no one could read the writing on the picket signs.

Design a Logo

We need a catchy logo that we can add to our communications and that will immediately identify the Association.

What better way to get decide on a suitable logo than to ask our members to send in their suggestions.

So all you budding marketing gurus, doodlers and artists (and the rest of us) please send your designs to the Editor or John Sprackling our Chairman.

Closing date for entries is 31 January 2016 and the winner gets a bottle of bubbly and the pleasure of seeing their logo in continuous print.

We can't wait to see what you come up with.

Thanks
Editor

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AGM Minutes

MINUTES OF THE FIFTYSEVENTH ANNUAL GENERAL MEETING OF THE BRANKSOME PARK, CANFORD CLIFFS AND DISTRICT RESIDENTS' ASSOCIATION, HELD AT 10.30am ON SATURDAY, 25th APRIL 2015 IN CANFORD CLIFFS VILLAGE HALL

PRESENT:	Mr Terry Stewart (TS)	President
	Mr John Sprackling (JS)	Chairman
	Mr Wayne Hancock (WH)	Vice-Chairman
	Mr Paul Fearnley (PF)	Hon Treasurer
	Mr Keith Alcroft (KA)	Planning Officer
	Mr Roger Allen (RA)	Advertising Manager
	Mrs Peggy Elliott (PE)	Acting Minutes Secretary
	Mrs May Haines	Prospective Canford Cliffs Ward Councillor
	Mohan Iyenger	ditto

GUESTS: Guest Speaker: Ms Kate Ryan, Poole's Strategic Director - Place
David Colclough, Watch Manager, Red Watch, Westbourne Fire
Station

And approx 90 Members/Wardens of the Association

1. WELCOME: The Chairman thanked everyone for their attendance and welcomed today's speakers Ms Kate Ryan, Roy Pointer and David Colclough.

2. APOLOGIES: Apologies were received from Peter Pawlowski, Michael Parkin (Membership Secretary), Carol Parkin (Hon Secretary), John Gunton (Magazine Editor), Peter Schofield (Auditor) and five Members (Chris Stracey, Guy & Mary Dickson, Bob Milligan, & Ald. Jackie Harris).

JS said that he had received an apology from Neil Sorton and paid tribute to his service to Borough over many years. By 7th May 2015, Neil will have 'clocked up' 45 years as a Councillor, he first joined the Council in 1966 as a Councillor for Oakdale (winning by nine votes, after a recount). He remained in Oakdale until 1995, when he lost his seat. He subsequently returned to the Council as a Ward Councillor for Canford Cliffs in 1999.

JS said that he wished to place on record his thanks to Neil for the invaluable assistance he has given to the Association over the past 15 years and for his faithful attendance at the Association's monthly meetings.

3. AGM 2014 MINUTES: Accuracy & Matters Arising The Chairman said that the Minutes of the AGM held on 26th April 2014 had been included in the Autumn 2014 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, as usual, he simply proposed to limit his report to the up-dating of items included in his Chairman's Report in the Spring magazine as follows:

'Hustings' for May's General Election - JS reminded those present of this event at All Saints Church Hall, Western Road at 7.00pm on Wednesday 29 April 2015 to which all Poole's prospective Parliamentary candidates have been invited.

Uniting the Conurbation (UTC) - JS reminded those present that 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. Disappointingly, the UTC AGM held on 13th April 2015 was not well attended but was supported by the Association.

Planning Enforcement – An Enforcement Notice has been served on the owners of the Dental Surgery at **Martello Corner, Martello Road (also known as 83 Canford Cliffs Road)** but the Local Planning Authority is allowing a period of grace of six months before taking action to require the removal of the dental surgery.

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 2014, as displayed on the reverse of the Agenda, and published in the magazine, shows a deficit for the year of approx £1,600 as opposed to a surplus the previous year. There had been an expenditure in the year of £2,500 for work by planning consultants concerning the party houses, and the circulation of the magazine to all members had been costly. A large number were in the "bulk" scheme for which delivery was charged at £2, and it was suggested that this amount should be reviewed.

JS thanked PF for his 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, TS asked whether there were any other nominations as Chairman. As there were not, JS was unanimously voted as Chairman for the coming year. However, JS expressed his intention to retire as Chairman after this year and asked for consideration to be given to appointing a suitable replacement.

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	Michael Parkin
Planning Officer	Keith Alcroft
Secretary/Minute Secretary	Carol Parkin
Magazine Editor	John Gunton
Magazine Advertising	Roger Allen

9. GUEST SPEAKER: RA welcomed Guest Speaker, Ms Kate Ryan, Poole's Strategic Director - Place. KR gave a short presentation on how she sees Poole, after being in post for only one month, having moved from Weymouth.

KR firstly referred to the town's opportunities. This is a great place to live, an inspiring and high quality environment, high level of satisfaction amongst its residents, great beaches, parks and open spaces. Its heritage and assets reflecting Poole's history and its town centre and waterfront regeneration sites.

Poole has a dynamic, mixed economy with financial, marine, engineering and creative sector growth potential, good relationships with key partners, such as the Local Enterprise Partnership and the Poole Harbour Commissioners and a recognition for ambition as exemplified by the Government Growth Deal funding and Housing Zone status for a site in the Regeneration Area.

On the other hand, Poole faces a number of challenges.

Housing - There is a need to bring development forward which involves leveraging investment, securing planning and future funding risks. In addition, there are constrained sites, difficulties bridging the affordability gap, high rent costs and the future impact of interest rate rises.

Retail - Revitalising the town centre by modernising retail offer, the Quay, the Old Town and the visitor experience...access and movement.

Employment - There are skills and workplace shortages, a need to increase productivity and Poole is an area of high employment but low wages.

Inclusion - Communities in Poole are living in poverty, suffering isolation and low attainment.

Ageing population & young families - These have budget impacts.

Financial pressures - squeeze on revenue and lack of capital to support infrastructure.

KR went on to say that we need to "tell Poole's story" - to build trust and confidence to keep and attract businesses and secure private investment. Invest in strategic relationships to unlock development and adopt key account management approach. Poole needs to bring a fresh perspective and new conversation, working with Members, partners, businesses and community organisations. Internal leadership is key with managers and staff, place-focused and outcomes-based.

To achieve growth, Poole needs to deliver LEP Growth Fund project, town centre and waterfront regeneration projects through external funding and investment, setting up a Business Improvement District and, finally, access to skills & training for all.

On the Housing front, Poole needs to improve affordable housing delivery, maximise new opportunities for housing delivery with a community focus.

KR concluded by saying that transformation was needed, with financially sustainable services, Poole must be customer focused, find new ways of working through partnerships and alternative delivery models. Engagement was also key, with collaboration, empowerment and working together.

In response to a question from Stan Alfert concerning the problems with traffic flow between Poole and Bournemouth, KR felt the biggest challenge is to work together to secure Government funding to put in better roads.

A question was raised about cycling on the promenades, to which KR responded that she would investigate and report back, but that there are plans to provide a wider cycling network across Poole, with a dedicated cycling officer working with communities.

With regard to the joining of Poole, Bournemouth and Christchurch, KR expressed her personal opinion that she wished to work together with colleagues in those two areas in order to maximise the opportunities for the conurbation.

A question about developing the seafront, for example more cafés, was raised - there has been a process of discussing opportunities, which has now come to an end due to the pre-election period, but KR expressed her personal view that opportunities can be developed, whilst protecting the environment.

An opinion was expressed by a resident that there was insufficient communication with residents by Planning when applications were made; only adjacent properties are now directly informed of plans. KR responded that residents were encouraged to go online where they would find detailed information of any proposed developments, and this was considered a more efficient way of communicating information.

KR stated that she was unaware of any plans to develop the Chines, in response to a question concerning this.

10. NAVITUS BAY OFFSHORE WINDFARM: NAVITUS BAY OFFSHORE WINDFARM:

Roy Pointer, Poole & Christchurch Bays' Association, gave a short presentation on the Navitus Bay Offshore Wind Farm. PCBA was set up as a channel for residents' concerns and now represented around 38,000 members. It has its own website and a delivery network (10,000 homes).

RP said that PCBA have, hitherto, had to concentrate on the Planning Issues, namely the proposed windfarm is too big, too close and in the wrong location.

Other Planning concerns include visual impact, noise, effect on tourism and the Jurassic Coast World Heritage site and bird movements. It will also impact on the New Forest with 18 grid connection cables being needed from Barton-on-Sea to Three Legged Cross and which will mean a 40 metre wide swathe through Forest & heathland which contains all six European Protected species found in the UK.

The developers produced a Plan B at the eleventh hour reducing the turbine numbers ranging from 105 at 6MW to 76 at 8MW but the tip heights (177m to 200m) remain as before. The total rating would be up to 630MW.

The current status of the application is that the public examination closed 11 March 2015, the Planning Inspectorate have 3 months to report to Secretary of State and the Secretary of State has 3 months to decide the application.

RP encouraged those present to take a card explaining how to write a letter to Chief Executive Officer of EDF and also to new Secretary of State (Department of Energy & Climate Change), when the new appointee is announced.

He then asked members to consider the role of the reserves in the accounts in the context of a potential judicial review, should the outcome of the Secretary of State's report be in favour of the scheme.

JS asked the 90 members present to signal support RP and the campaign to oppose Navitus Bay - this was almost unanimously agreed.

11. FIRE SAFETY ADVICE AND FITTING FREE SMOKE DETECTORS: JS introduced David Colclough, Watch Manager, Red Watch, Westbourne Fire Station, who informed the meeting that the Fire Service will fit smoke alarms free in properties and give further advice as required.; this visit would take only 20-30 minutes. The batteries in the alarms last 10 years, and the Fire Service will replace them, also free of charge. A telephone call to the Westbourne station, giving some basic information, is all that is required to arrange a visit.

12. ANY OTHER BUSINESS: The next meeting of the Association is to be held on the second Wednesday in May, 13th.

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

John Sprackling, Chairman

Treasurer's Report

Not a lot to report at this moment.

We have £34,000 in the bank and continue to make a surplus. This is no reason to be complacent. There has been discussions about helping to fund a judicial review should the Navitus Bay development be approved. Hopefully this will not be necessary, but it shows how important it is to have a cash reserve.

Paul Fearnley
Treasurer

New Members Always Welcome

We would love all residents in BH13 or BH14 to join the Residents Association, if you are not already members. There are two ways to do this:

1. If you live in a flat your block of flats can join the Association at a cost of £2/flat. If you're interested in doing this it would be great if you could approach your block's management committee and raise the idea with them and then get them to approach our Membership Secretary, Mike Parkin, on his email at parkinmt@yahoo.com or telephone 01202 706591.

2. Alternatively, you can join as an individual or a couple, whether in a flat or in any other form of accommodation, at a cost of £5/couple or £3/single. Below is a link to the Residents Association's website (see below) which will give you access to an application form that should be completed and returned to our Treasurer; details on the form. Alternatively, please feel free to contact Mike Parkin as above.

We have about 3,000 members at present but would love to expand this to include even more of the local residents, so please don't hesitate to contact Mike Parkin if you need more information or cannot access the website for the application form.

The Association exists to help you and we look forward to you becoming part of the Association and you are very welcome to join us at our monthly meetings.

The Association's website is
www.BranksomePark.com

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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 BPC CRA

* 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 £3.00 per annum 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

To:	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	
<u>Reference: insert membership no. if known</u>	

My details are:

Name	
Address	

Signature	
Date	

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Planning Report

Contentious planning applications against which the Association has raised objections are set out below.

2 Burton Road (*Certificate of Lawfulness of existing use of building as a separate unit of residential accommodation*) - Application refused on 18 May 2015.

142 Canford Cliffs Road (*Demolition of existing dwelling, the erection of 3 detached dwellings, the development and creation of additional access, and associated landscaping*) - Application refused on 31 March 2015.

146 Canford Cliffs Road (*Demolish existing and erect 3 - 5 storey building with rooftop garden; and surface level and basement parking to form 9 self contained flats (revised plans received 08 July 2014)*) - Application refused on 30 July 2014 and appeal dismissed on 29 April 2015.

29 The Avenue (*Sever plot and erect a 2 storey dwelling in location of existing sunken garden/ swimming pool*) - Application refused on 02 December 2014 and appeal dismissed on 07 August 2015.

23 Bingham Avenue (*Sever land, demolish existing garage and erect 1 No 3 bed detached house with parking. Create new parking spaces for existing house*) - Application refused on 18 February 2015 but, currently, subject to 'Written representations' appeal - Site visit fixed for 10 September 2015.

20A Chaddesley Glen (*Erect new dwelling*) - Letter of objection lodged on behalf of the Association on 21 April 2015. Application refused on 28 April 2015.

66, 68 & 68A Lilliput Road (*Outline planning application for the demolition of the existing properties and the erection of two separate apartment buildings containing 20 flats in total with associated access, cycle and bin stores*) - Letter of objection lodged on behalf of the Association on 26 July 2015.

Ormonde Nursing Home, 12 Pinewood Road (*Outline application for alterations, extensions and conversion of the building to six flats with associated parking and landscaping*) - Letter of objection lodged on behalf of the Association on 13 August 2015.

27 Forest Road (*Demolish existing house and erect 5 houses with associated parking*) - Letter of objection lodged on behalf of the Association on 24 August 2015.

2 Dalkeith Road (*Sever land and construct a detached house with integral garage*) - Letter of objection lodged on behalf of the Association on 02 September 2015.

12A Western Avenue (*Erection of new single storey flat roofed bungalow*) - Application registered 20 April 2015. Letter of objection lodged on behalf of the Association on 13 September 2015. Local concerns regarding abolition of minimum sized plots in Branksome Park.

Keith Alcroft
Planning Officer

Navitus Bay Wind Farm Refused

I'm delighted to say that on 11th September, Secretary of State Amber Rudd issued the decision refusing permission for the wind farm as well as a smaller option proposed at the eleventh hour by the developer. This represents a major achievement for the thousands of residents who objected, and for the work of Poole and Christchurch Bays' Association in giving focus and weight to the planning arguments against this deeply unpopular proposal. It is a good example of how residents can influence decisions on national issues working with MPs, local councils and other interested groups.

This is an important milestone in the life of the application; the only challenge now available to the applicant is by Judicial Review. The grounds for challenge are restricted to legal compliance and procedure, not the merits of the scheme. We now have to scrutinise the decision in a level of detail in case this were to happen. Let's hope it doesn't come to that but we have preparations in hand as time will be short.

I take this opportunity to thank all residents who supported our opposition, many delivering media and painstakingly writing letters with their objections and reinforcing the strong case we made against the plan. I should also like to thank the Residents' Association for its unswerving support for the PCBA team in delivering the result. There is a lot for us to learn from this campaign that can be used on future issues that come our way.

This has been a victory for common sense!

Update from Roy Pointer - Chair PCBA

Pinecliff Gardens

It has been a busy six months, in the way that springs and summers are for gardeners!

The volunteers have been delighted by the number of visitors to the gardens and by their appreciative remarks - we are always surprised at the sheer quantity of compliments and helpful suggestions. Here we must thank all those who have donated plants. In fact, apart from a few (such as pittosporum hedging and the original phormiums, more of which in the next paragraph) all the plants have been donated. It is a garden for the whole community and it is great that it is being seen as such.

On the subject of phormiums, we are in the process of removing some of them, as they have become somewhat rampant. Please let me know (e-mail address below) if you have any use for those we are discarding.

This summer, for the second time, we entered the gardens in the Royal Horticultural Society's "It's Your Neighbourhood South and South East in Bloom" scheme. Last year we were pleased to be awarded a Level 4 "Thriving" certificate, which we felt was quite an achievement for our first attempt. The RHS judge visited again this July, and we are awaiting the results, which are expected at the end of September.

Incidentally, my wife Christine and I recently produced a booklet which includes photographs of the gardens, from their original construction in the late 1920s, through to the present day. The book contains a brief history, the current restoration, and information on the wildlife and our band of volunteers. If you are interested, I am happy to supply a pdf version.

Finally, but most importantly since this worthwhile project could not continue without our band of volunteers, if you would like to join us, please come along on a Tuesday morning, between 10:00 a.m. and midday - you can be certain of a warm welcome!

Wayne Hancock
hancock.wj@gmail.com

Pooling in The Avenue (but not as you imagined)

The transformation of the County Gates area at the north end of The Avenue was concentrated in the 1970s. The extensive grounds enclosing the turn of the century residences were developed into apartment buildings surrounded by the mixed woodland of the original Branksome estate.

The result was a degree of uniformity of design in materials and living style. This has led to a modern convergence of shared needs due to the finite lifetime of many building items. External elements such as balconies and window frames may now need replacement. Lobby doors, lighting elements and lifts may need restoration or renewal. Sourcing these items to maintain the character of The Avenue in a new century is the challenge.

The possibility of creating a forum for those involved in managing this emerging task has been raised recently.

Different forms of ownership now exist among these apartment properties. Managing agents may be resident freeholders themselves or be employees of property agents. Whatever their background, it's likely there's a benefit in having a network of locals where experience or opinions on sourcing and tradesmen can be shared.

Besides actual building matters, concerns about common environmental issues could be pursued with Poole Borough or utility companies. This entire topic and its scope will shortly be explored through an initial (and informal) meeting of interested parties proposed by one of The Avenue properties. Please express your interest through westerngate@talktalk.net so that arrangements can be coordinated.

Dennis Docherty
Westerngate

What to invest in during 2015, is it a buying or selling time?

It has been an interesting summer in all sorts of ways. Whether you reflect on the weather - the lack of decent weather at times, with flash floods. Or how stock and shares have weathered various storms, there is plenty to reflect and ponder about. In terms of the stock markets falling during August, it has been interesting hasn't it! In August due to concerns over China's faltering economy, stock markets worldwide fell. In a single day an estimated \$1 trillion disappeared in terms of value, around the world in a day of market turmoil. Over the course of a few days after so called "Black Monday", most of the value was largely replaced but where are things going longer term? What with oil prices likely to stay low for the foreseeable future and interest rates low, it seems hard to find places to invest with any sort of decent return.

Invest in construction/buildings?

Here at All Saints we have been investing in both our buildings and our people. During August due to the generosity of a donation and a loan from one of our congregation members our 25 year old kitchen has been replaced. We would like to invest some more in our Church building as well over the next year or so but at least the roof is not leaking and we are managing to pay all our bills on time.

Invest in young people?

We have also welcomed new people to our Parish, such that we have a young Columbian, called Laura, from Bogota, one of the highest capitals of the world, staying with us at the Vicarage for the next year or so. She is going to working alongside, Matt Crabb, our (currently Interim) Youth, Children and Families worker. So as a Church we are investing in people, our main resource as well as our buildings.

I don't know what your own household budgets are like but our books are more balanced than they used to be with our deficit, as I write, having been considerably reduced.

Could you invest in your community facilities?

If you feel able to invest in the community building here at All Saints, we could certainly do with some help to **keep our Church looking good**. For example you

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may have noticed how our cast iron rainwater pipes are looking a bit rusty, which will cost about £3,000 to repair. We also need to make some improvements to the Church Hall, especially the upper room which will cost about £8,000. It will be a facility for the community as well as for the youth, to keep them engaged and entertained..

Finally, please remember that the **Church is yours and open** for most of the day for private prayer / quiet space for anyone during daylight hours. It is faithfully opened each day by one of our Parishoners and when not being used for weddings and funerals we intend to keep it open for all to use. Also the **Church Hall is available for hire**, for any Parishioner. Just contact the office on 01202 701822, to see if it is free. We truly appreciate your support whatever that may be.

Yours sincerely

Charlie

Rev'd Charlie Boyle

Vicar of All Saints

Tel: 01202 041147 Email: vicarallsaints@gmail.com

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Please visit our new website, www.allsaintsbh13.church, there you can find various ways to give (under the orange About us, then Support us tab) along with a standing order mandate, such as: through HSBC Bank, or by text message, simply text ASBH13 followed by the amount you'd like to donate to 70070. eg ASBH13 £5 or through online purchases through the www.easyfundraising.org.uk website. Search for "All Saints' Church PCC" before shopping. Or simply pop a cheque in the post to the Church office, payable to "All Saints PCC").

Where There's a Will There's a Way

Andrew Carswell, a partner at Dickinson Manser solicitors Poole reflects on his experience in dealing with probate, wills and inheritance disputes over a number of years and offers some guidance on a few practical points that might affect people.

It is always preferable to make a Will with a solicitor as he or she can ensure that the Will is properly prepared and that the test for validity is observed and documented. Where this does not happen it can provide scope for disputes over whether a person's Will properly recorded their wishes and of course whether they had the requisite mental capacity.

Mental capacity can be a problematic issue. Family members often have differing views on, say, a parent's capacity depending on the outcome that the Will produces. It is not a difficult test and rarely involves involving any medical input. With homemade Wills the evidence is almost non-existent. With online Will writers the evidence is sometimes not much better. Even where solicitors are involved it does not tell the whole story. This is where I get involved and have to resolve disputes either by discussion, mediation or ultimately court proceedings.

Over the years I have dealt with a number of different cases, which helped me obtain membership of ACTAPS. (The Association of Contentious Trust and Probate Specialists). One particular case involved a contested probate where I acted for the brother of the deceased person. She was married with a child aged 10 and changed her will shortly before she died prematurely of cancer. The deceased lady decided that her estate should be left to her brother. A homemade will was hastily prepared by her and signed by neighbours days before she died. After some difficult negotiation which involved proceedings the case was resolved positively with the Will being upheld.

Probate disputes are thankfully rare. Andrew finds what tends to be encountered more frequently are claims that a valid will just failed to make reasonable financial provision for a family member and is often asked to advise potential beneficiaries as well as Executors. The Inheritance (Provisions for Family & Dependents) Act 1975 allows certain people to make a claim that a person's Will (or the rule of intestacy) does not make reasonable financial provision for him/her.

Andrew Carswell

Andrew Carswell is a partner at Dickinson Manser LLP with offices at 5 Parkstone Road Poole. Tel 01202 673071 and online at www.dickinsonmanser.co.uk.

The Haven Hotel - The Early Years

The Haven Hotel at North Haven Point owned by the FJB Group is a Four Star establishment with 94 en-suite bedrooms.

Around the 1880's a Mr Peter Tuck submitted plans to the council for the building of an hotel at North Haven Point, Sandbanks. Permission was, at first, refused because sewerage would have drained directly into the sea; however revised plans showed the installation of a cesspool and permission was granted. This then was the origin of the Haven Hotel which was built in 1887 by Mr J Hillman and Mr Tuck. This may not have been the first catering establishment on that spot since some sources suggest that a North Haven Inn existed in the 18th Century with James Pike as landlord who, it appears, may have indulged in the smuggling of spirits from France.

A piece in the Queen Magazine date 1896 gives a poetic description of Sandbanks at that time:

...very few know of a small tongue of land jutting straight out into the sea between these two townships. It is only a narrow strip, so narrow that in winter the waves dash up on either side and almost wash away the sandhills and the road; but gorse struggles to grow among the snow-white silvery sand, and here and there a tuft of heather, intersected by the long swaying grass which is to be found on almost every shore. A mile along this wave-washed shore a few coastguard cottages are to be found, one house and the small, but comfortable Haven Hotel. Sandbanks is a fascinating place- lonely, wild and healthy.

Messrs William and George Habgood (perhaps father and son) might have owned the Haven Hotel in the late 1890s for it was reported that the new pier at North Haven Point was opened by the Mayor of Poole, Alderman J H Whadcoat in April 1898 when the Habgood's entertained a goodly company to luncheon. After the ceremony, Mr Habgood apparently took the opportunity of complaining bitterly to the Mayor about the lack of a road to the hotel. It was some year later that a proper road was built.

During the years 1898 to 1926 the Italian inventor and electrical engineer, Guglielmo Marconi conducted some of his most important experiments at the hotel, and his 120 foot radio masts were a familiar landmark at North Haven Point.

It seems likely that by 1899 the Haven Hotel was taken over by a Frenchman Eugene Poulain; newspaper reports and remarks in the Visitors Book indicate that he and his wife ran a very successful establishment for over twenty years. M Poulain's arrival at the hotel was rather unusual. He was landlord of the Nelson Inn at Mudeford near Christchurch, when a vessel was wrecked in the Bay. Reaching the shore safely the owner of the vessel stayed at the Inn and was so impressed by the cuisine he told his host he should use his talents at a much larger hotel. M Poulain agreed but said he did not have the necessary capital whereupon the shipwrecked sailor agreed to advance the necessary finance to purchase the Haven Hotel.

In due course a Mr Raymond Patenotte joined M Poulain and his wife in the running of the hotel and eventually married their daughter, Marguerite Augustine. She was the first lady to

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obtain a driving licence in Bournemouth and the first lady to cross The Channel in a motorboat from Sandbanks to Le Havre. Their son, Reynold, was born at the Haven Hotel in 1916 and remembers that milk and eggs were supplied from the Van Raalte farm on Brownsea Island with supplies being delivered by boat. The sand dunes were full of rabbits and easy targets from the hotel windows-perhaps the kitchen made use of them.

WWI wrought a great change and the Haven Hotel was requisitioned to house Belgian refugees. The hotel was evidently left in a very bad state with skirting boards and other items used a firewood.

In 1921 the hotel was sold to a Mr Dorey with, perhaps, an Italian manager Frank Battigalli. In 1925 it was bought by a company headed by a stockbroker from Leicester, Sir Arthur Wheeler. He also bought Brownsea Island with hopes of building a luxury hotel and two golf courses. Planning permission was not forthcoming and the Island was sold in 1927 to Mrs Mary Florence Bonham-Christie, who was the last private owner.

Significant alterations were made to the hotel between the wars with revolutionary features such as a sprung dance floor and stage installed. Saturday evening dinner dances were very popular at five shillings (25p) and New Year's Eve celebrations cost 12s 6d (63p).

Come the Second World War the hotel was once again taken over by the government and was a military contact point and housed at various times the Green Howards, American Forces, a Royal Naval Detachment and BOAC personnel. The Americans in particular are remembered for their fondness of Mother Davis apple pies baked by the mother of Gerald Davis who ran the family boatyard next to the Royal Motor Yacht Club. The Americans also gave wonderful parties for the local children.

In July 1940 all 544 Sandbanks residents gathered at the Haven Hotel and were photographed and issued with Military Passes as Sandbanks was then a military zone. The hotel did not escape enemy action and a bomb destroyed the kitchen. After the war the hotel was again returned to its owners in a dilapidated state and did not reopen until 1949.

(Taken from Looking Back at Sandbanks by Iris Morris. Available at local bookshops)

Here's Something To Make You Smile!

By kind permission of Kevin Goldstein Jackson - Quick Quips & Longer Jokes

- If its true that love is blind then marriage is certainly an eye opener
- When I asked him if he had a website he replied "Yes, it's in the corner of the lounge"
- As he wandered along the hospital corridors he suddenly heard a man say, "We'll take a cup o' kindness yet, for auld lang syne." He walked towards the voice and entered a large room where a woman said:
*"Gin a body meet a body
Coming though the rye;
Gin a body kiss a body.
Need a body cry?"*
As a student of literature he realised he was now in the Burns Unit.
- He was just about to be shot by a firing squad when the rebel leader asked him "Do you have any last requests?" "Yes," replied the captive. "Can I sing?" The rebel leader thought for a few seconds and then said, "OK, start singing." The captive started, "There were ten million green bottles hanging on a wall....."
- Budgeting won't stop you going broke but you will do it methodically.
- I had to give up Thai boxing. The Thais got rather fed up being put in boxes.
- Its better to borrow money from a pessimist rather than an optimist.
A pessimist is less likely to expect repayment.
- I was sitting in a bar when a man came in with an ostrich. As the ostrich lovingly nuzzled the man with its beak, the barmaid asked: "Where did you get that creature?" The man replied: "I found an old bottle in the attic last night. When I opened the bottle a genie popped out and asked me to make a wish. I asked for a bird with long legs who'd love me."
- When he went to the bank and asked the cashier to check his balance she asked him to stand on one leg and said she'd time how long he could remain like that.
- "Darling," he said to his wife. "What would you like for your birthday? A new car. A round the world trip?"
"None of those things," his wife replied. "I want a divorce."
"Oh! he replied. "I wasn't intending to spend that much."
- He knew he was old when his wife told him his actions creak louder than his words.

Doing the Woodland Walk -Oi!

Fear not, gentle reader. This article is not about to lower the tone by bursting into loveable cockney melody. It is merely attracting your attention to an educational article (allegedly) by the writer who brought you 'Totally Tropical in Branksome Park' and other facetious slices of his gardening life: a sort of horto-biography.

Most people with a garden, or indeed grounds in Branksome Park will already have these arranged to their satisfaction. I regard my own modest $\frac{3}{4}$ acres as a 'small garden' following the definition of 'the small garden' in the classic 1952 book of that name. I am still working my own plot: rumours that I have 'lost the plot' are wildly exaggerated. However, after a mere twenty years or so, much of the basic framework is in place. But a discovery, in the early months of my proud ownership, has done much to structure the last third of the garden, and the approach is one that I share with you now.

To put the story into context, we inherited a neatly kept, ordered garden, as far as the woodland, the last 100 foot or so, clothing quite a steep slope. This was the usual mix of pine, quite closely planted (or, more probably self-seeded) with a sprinkling of birch, and holm oak making dark shade particularly on the eastern boundary. Under this, nothing but bracken. Shade not conducive to much else: though I suspect the previous owner may have eliminated the indigenous bramble (for which relief, much thanks).

The spring following our arrival, I found that by stripping off two or three inches of 'peat', there was white sand underneath. 'Peat' is my shorthand for the rotted vegetation, pine needles, bracken, and fallen leaves. That top layer was easily shifted: and lo! I had the makings of a sandy path. The peat dug in on either side, as a good planting medium for shade tolerant plants. A log on each side defined the path. The trees growing close together, means that there is potentially a good supply of straight logs. I started with fallen logs, and supplemented this periodically with dropping those dead which were still standing. The generosity of neighbours meant that the supply continued, and others acquired from a variety of sources (All legit, honest guv!).

The standard width for my path is 2ft 6 inches, convenient for single file progress. Except for the 3ft wide access for me two-wheeled barrow. Not the costermonger's variety - we are not returning to the cockney theme but the most useful garden accessory I own. I coped with the slope upward by steps for the footpath. The barrow path was more problematic: curving along the contours helped, but the unavoidable slopes were mitigated by putting in land drains, which slow the eroding effect of heavy downpours on sand.

There are now some 400 ft of paths. The 'standard unit' of a 3ft log for edging, means replacement when the log eventually rots down is a straightforward process. Each log is pegged into position by four or five straight runs of prunings. Green lasts longer, as the peg may sprout for the first year or two! The path must follow the contour convincingly, and look as close to the form of the historic footpaths that criss-cross our lovely county, as artifice will allow. The edges are greened up with shade tolerant groundcover, with shrubs such as rhododendron, camellia and pieris giving structure.

This may be teaching my 'parent's parent to extract/the embryo juices of the bird by suction'. But if it inspires others to have a go, then it will have been worth the effort.

David Reeves

What's On in Canford Cliffs Library?



Mondays

Coffee morning 10.30am to 11.30am

Computer Buddy 2pm to 4.00pm

Storytime for children under 5 2pm to 2.30pm

Homework Club 4.30pm to 5.30pm



Tuesdays

Bookstart Rhymetime for children under 5

2.15pm to 2.45pm



Wednesdays

Games Club for Adults

2nd and 4th Wednesdays 10.30am to 12.30pm

Reading Group

3rd Wednesday of the month 2.30pm to 3.30pm



Read, Reflect, Review

Fridays

Computer Buddy 10am to 12pm

Neighbourhood Watch

1st Friday of the month 10.30am to 12pm

Knit & Natter

1st & 3rd Fridays of the month

2pm to 4pm



Saturdays

Games Club for Children

10.30am to 11.30am



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Caring for People, Caring for Plants

As many of us are aware, spending time in the garden can do wonders to improve our mood, aid relaxation and reduce stress, in addition to the aesthetic benefits of providing natural surroundings to enjoy but it has become more evidential that gardening has a direct impact on physical and mental health.

Most would agree that time spent in the garden is hugely beneficial to physical health and whilst gardening won't do much for cardiovascular fitness, movements like digging, weeding, sowing and similar repetitive actions require strength and flexibility helping to prevent health problems especially in the senior years.

In addition to the more obvious benefits, there are emotional, cognitive and mental health benefits to gardening which can be particularly helpful to those suffering with conditions leading to social isolation and lack of self-esteem and confidence, for example people with additional needs, those with mental health problems or recovering from a physical illness. It has also been widely accepted that gardening can reduce stress, with improved moods and greater feelings of relief from traumatic experience and that spending time in the garden can potentially play a vital role in alleviating conditions such as depression and even dementia.

With the health benefits of gardening becoming more apparent, there are numerous voluntary organisations and charities nationwide which introduce horticultural initiatives to vulnerable people who are likely to gain from the social interaction and sense of purpose in which working on a plant-based project can offer.

One such project can be found in the centre of Poole at Chestnut Nursery, under the charity name of SWOP (Sheltered Work Opportunities Project) which offers work placements for adults living with mental health conditions and aims to improve mental and physical well-being through the therapy of horticulture.

Chestnut Nursery, originally the old Poole Park council nursery, was established in 2001. The site had been vacant for 4 years and was handed over to SWOP to develop as a retail nursery, catering for Poole residents and the surrounding areas, to provide meaningful work in a pressure-free environment. Since then, the nursery has gone from strength to strength and now well established, is becoming widely known for producing top quality plants at competitive prices. With around 50% of the charity's income being through plant sales, care is given by all to ensure the nursery and plants are presented to a high standard and staff work hard to ensure that Chestnut becomes as self-sufficient as possible in addition to providing a sense of community to support the needs of those that work there.

At Chestnut, volunteers are keen to fill their time constructively but feel unable to cope with the stresses and pressures of open employment. It is the belief of SWOP that sheltered work in a realistic environment is a great way to promote self-esteem and confidence, providing mutual support, helping to dispel boredom and loneliness, and restore dignity often lost during illness. Typically, a day will be structured around caring for the plants and the nursery grounds, with gardening, propagation, carpentry and office-based skills being re-learned and developed, to name a few.

Sharon, a volunteer, says "I arrived at Chestnut Nursery depressed, lost and despairing yet their empathy, ethos and the nurturing environment to both the volunteers and the plants, allows you to reconnect to yourself and others. My coping and confidence abilities have been re-discovered, whilst gaining a sense of self-worth by helping to run the Nursery, returning the recognition of myself, my smile and the very precious will to enjoy life."

With an increasing demand of community support for vulnerable members of society, projects such as Chestnut Nursery can play an vital role for those living with mental health conditions, ensuring the care of those most in need.

Chestnut nursery is a registered charity and project of SWOP (Sheltered Work Opportunities Project, reg charity 900325) and can be found at 75 Kingland Road, Poole. BH15 1TN (adjacent to Poole Park). The nursery is open 7 days a week (weekdays 8am-4pm, Saturdays 9am-4pm, Sundays 10am-3pm), selling a wide variety of perennials, shrubs, trees, ornamental grasses and seasonal crops.

Fear Before the Election; Euphoria in May 2015? - Will Corbyn Ruin it All?

Remember those days ahead of the election back in May? We were all (most of us anyway) a little apprehensive about the outcome with the prospect of a Mansion Tax and a return to tax and spend if the Labour Party was returned. But, most of us will have felt a surge of relief as we woke the morning after the election to find not just another coalition but an outright Tory majority. And yet ... there are some ominous clouds looming over the property market. And they're not obvious.

The focus has been on interest rates and for how long they will remain benign. There's a widespread acknowledgement that, when they do move, it will be 'upwards' but equally that the rise will probably be gradual and thus any pain will be mitigated. However, what is much more interesting - and possibly concerning - is the shortage of really 'saleable' stock. There is simply too much overhang of 'stale' property, much of which is the result of inflated expectations of vendors (or much worse, their agents deliberately over-pricing to boost their registers) in many of the price segments locally.

Of the stock of property currently available locally (i.e. which has been on the market but where - following launch, however long ago - no sale has yet been registered), within BH13 and BH14 (sub-codes 8 and 9 only) at prices in excess of £500,000, nearly 70% was in fact first offered BEFORE 1st January 2015. Sometimes the owners have decided not to sell of course (but one has to ask the question why). And yet at the same time, we have had several recent situations where the competition for a particular property has been so intense that we have had to resort to an informal tender. So, while valuation is far from a precise science, it really does pay to analyse the background in detail before committing to an asking price plucked out of the air by some of the more unscrupulous agents operating here.

Even then, the problems are far from over. Again there have been a number of instances where out-of-area buyers (in particular, but not exclusively) have been unable to consummate their purchase because of an inability to sell their original property and this has been especially true of buyers coming out of London and the Home Counties. That market is softening (volumes and prices are significantly down in London) and the fear must be that the contamination will spread.

continued over

Nonetheless, it remains the case that this area has an enduring appeal and we are even seeing some price increases where the shortage of supply - and properly-priced supply at that - is particularly acute. At the time of writing, there is no certainty that Corbyn will win and we are all still basking in the success of Bournemouth Football Club where there have a number of high profile moves into the area as a result of promotion to the Premier League. But, if he does ... and then we move back to contemplation of a Labour government with him at the helm ... well, that's still a while away. The more urgent task in hand for those who have decided to cash in their chips now will be to do so before the London neap tide reaches Poole Harbour. There's still a couple of months of the selling season left before we all hunker down before the fire and start to toast the crumpets.

Come in and see us - the coffee's not bad either.

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

WARDENS

BRANKSOME PARK

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Beach Road	Mrs G.C. Beale, Flat 10, 2 Beach Road BH13 7BT
Belgrave Road	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Bracken Hill	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Branksome Towers	Mr R. Dimpleby, 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>)	Vacant
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	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Chesterfield Close	Mr K. G. Jackson, 18 Martello Road BH13 7DH
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Dover Road/Close	Mr J. Mills, Bay Tree House, 4 Dover Close BH13 6EA
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Ettrick Road	Mrs S. Holt, 14 Ettrick Road BH13 6LG
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St Aldhelms Close	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
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Tower Road West	Mr J. Flashman, Flat 10, 20 Tower Road BH13 3HN
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Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB
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 Mrs C. Parkin, 22 Ravine Road BH13 7HY
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 Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB
 Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB
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 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
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 Compton Avenue
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 Links View Avenue
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 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

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