

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 08 JAN 2014
AT 7.30PM IN THE LOUNGE, BRANKSOME ST. ALDHELM'S PARISH CENTRE**

PRESENT: Terry Stewart (TS) President
John Sprackling (JS) Chairman
Wayne Hancock (WH) Vice-Chairman
Keith Alcroft (KA) Planning Officer
Carol Parkin (CP) Secretary
John Gunton (JG) Magazine Editor

Cllr Mrs May Haines (MH) Ward Councillor
Cllr Neil Sorton (NS) ditto

Approx. 10 Members/Wardens

1. APOLOGIES AND ACCURACY OF MINUTES

ACTION

JS welcomed our Ward Councillors and all those present.

Apologies: Apologies received from Stan Alfert & Martin Heath

JS

Accuracy: JS said would sign the Minutes as a true and accurate record of the meeting held on 11 DECEMBER 2013.

2. MATTERS ARISING

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

JS

1. Quayside (former Dolphin Quays) development – No new developments
2. Former Poole Pottery & Swan Inn site – ditto
3. Quay Thistle Hotel site – ditto
4. Old Orchard House – ditto
5. Land at West Quay Road – ditto

Planning Enforcement, TPOs/Tree replacements – update:

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

JS

31 Western Avenue (Overhanging vegetation) – ditto

Community Working Group (CWG): The next CWG meeting will be the AGM on 19 March 2014. It was pointed out that this is an open Meetings, i.e. all may attend.

TS

TS reported that at the last CWG Meeting there was a presentation from Tim Martin, Head of Legal & Democratic Services at Poole Council. Mr. Martin explained how the change from Section 106 to CIL is being handled and how it will develop. WH asked TS if he would be willing to continue representing the Association at the CWG meetings. TS answered in the affirmative, with the proviso that he would step down if there were another volunteer. There isn't, and so TS will continue.

Council Budget Monitoring report: (2013/14) JS said that there is no Agenda item covering this at Tuesday's Cabinet meeting but it is expected that the Leader of the Council, Cllr Ms Elaine Atkinson, will be giving a presentation on the Budget & Council Tax setting at the meeting with representatives from Residents' Associations and Commerce and Industry on 24 Jan 2014.

WM

William Mutlow reported that the BoP's Medium Term Financial Plan for the years 2014 to 2018 shows a shortfall of £18.1m by 2018. The predicted shortfall for 2014/2015 is £0.1m.

There is an ongoing shortfall in the Pensions Fund with a 25 year plan to get this under control. Between 2011 and 2014 the Council has cut 238 jobs – this puts an increased pressure on the Pension Fund.

NS pointed out that the position is exacerbated by low-interest rates.

Public Rights of Way

Westminster Road end of Dalkeith Road – No new developments.

Buccleuch Road to Lakeside Road – ditto

Bessborough Road – ditto

Footpath 85 (Adjacent to 2A Shore Road) – ditto

Footpaths 82/128 (at the rear of 48 Panorama Road to the small beach) – Awaiting outcome of Public Inquiry held on 21 November 2013

**ACTION
RD**

Pinecliff Gardens (Sunken garden): No new developments.

WH

Poole Council's Efficiency Review Programme (ERP): No new developments.

JS

Localism Act/Community Engagement: TS reported that there is a proposal to build an island in Poole Harbour for car parking for boat owners with a bridge from Baiter Park accessing this.

JS/TS

Poole Quays Forum, Vision for Poole Group, Residents' Associations and the Southern Poole Chairmen's Group have been very active in objecting to this proposal which has come out of the blue.

Poole Council had a meeting with MDL (Marine Development Limited) but have not published minutes thus far.

TS & Bill Constance, Chairman of Poole Quays Forum had a meeting with the Managing Director of MDL on 7 January 2014 and found that he had been taken aback by the objections. MDL would like this to be a joint venture with Poole Harbour Commissioners, with MDL being the operators. TS has prepared minutes of the meeting and, once these have been approved, he will circulate them to anybody who is interested.

Poole Harbour Commissioners have rejected MDL's proposals. PHC are suggesting that land be found inland from the Quay for car parking for boat owners.

Poole Harbour Commissioners want to do their own development of a marina but MDL say that developing a marina will cost some £20-£30M and it believes that it has better access to funding than PHC.

Navitus Bay Offshore Wind Farm – Roy Pointer reported that the Developer is proposing an additional series of drop in sessions as set out below.

RP

- Hope Jones Room, Lymington Community Centre, New Street, Lymington, January 21, from 10am to 1pm.
- The Lighthouse Centre, Poole, January 22, from 10am to 1pm.
- St Edwards Church Hall, Rempstone Road, Swanage, January 22, from 3pm to 6pm.
- Menzies Carlton Hotel, East Overcliff, Grove Road, Bournemouth, January 23, from 3pm to 6pm.
- The Lounge, New Milton - Community Centre, Osborne Road, New Milton, January 24, from 10am to 1pm.
- Captain's Club Hotel, Wick Lane, Wick Lane, Christchurch, January 24, from 3pm to 6pm.

Even though the consultation period is over, RP stressed that residents can still get involved and more about the Planning process is available via

<http://saveourdorsetseaside.co.uk/section711820.html>

Road Safety concerns Lindsay Road/St Aldhelm's Road & Burton Road: No further developments.

IC/PT

Chairman's note: I've since discovered that the Minutes of the Canford Cliffs & Penn Hill Area Committee meeting are now available via the BoP website

<http://ha2.boroughofpoole.com/akspoole/users/public/admin/kab12.pl?cmte=CPA&meet=49&arc=71>

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

There has been no developments since the Economy Overview and Scrutiny Committee meeting on 5 December 2013. The Working Party has yet to meet to make further recommendations to the SPS plan,

**ACTION
TS**

In the meantime, at its meeting on Tuesday, the Cabinet is being asked to approve

(i) Increase the supply of beach huts.

(ii) Initial expenditure of up to £1.2 million is approved for demolition, construction and/or relocation work to provide a net increase of approximately 79 additional beach huts during 2014 and 2015. Construction and phasing details and final costs of the scheme are subject to planning permission and procurement of works. The Head of Culture and Community Learning hereby be given delegated authority as the responsible Officer to finalise and implement the Scheme in consultation with the Portfolio Holder for Public Engagement and Participation.

(iii) The cost of the Scheme be principally funded by the capital receipts earned from the sale of 25 year leases on some of the huts. The remaining net capital cost to be funded via prudential borrowing. The Service Unit Head will work with the Council's Financial Services officers to determine and implement the most advantageous mix of lease arrangements to maximise the financial benefit to the Council.

(iv) The allocation of capital receipts from the disposal of the beach huts so as to offset the costs of this Project.

Chairman's note: The proposal to sell 25 year leases on some of the huts has been abandoned and the total cost of the Scheme is being funded from the Council's reserves.

Poole's Waste Strategy update – MH reported that, at last month's Full Council meeting, it had been agreed that the black bin weekly collection would continue as normal and, by around about September 2015, a decision would be taken whether to go down the 'food waste' route which is presenting quite a few problems at the moment.

**No
further
action**

In the summer of 2014, the large black bins (240 litres) will be exchanged for smaller (180 litre) bins and small blue bins (140 litre) will be exchanged for larger (240 litre) and those residents who have already exchanged will have the option of changing their 140 litre black bin to a 180 litre, but this is not to be encouraged. Those with medical needs will still be entitled to have a large black bin.

Gypsy and Travellers' Sites - At its meeting on Tuesday, the Cabinet is being presented with reports on

TS

(a) Finding a temporary stopping place for gypsies and travellers:

(b) Unauthorised encampments - update on the six point plan agreed at a public meeting on 18 October 2013 (See extract from Report below)

and (c) to approve the Gypsy and Traveller Accommodation Assessment (GTAA) as forming part of the technical evidence base that would support, guide and direct both policy development and design of Gypsy Sites.

TS said that he had had over 70 e-mails about the problems of the unauthorised traveller encampments, and the meeting had been called at his request. He expressed disappointment that the residents' additional proposals (These are set out at the foot of this note) were not included in the Council's six point Action Plan (Progress on this is set out below) and went on to say why he thought that the Council were ignoring residents' requests.

4.0 PROGRESS ON THE SIX POINTS

4.1 Permanent Transit Site - Work is continuing with the identification of a suitable site within Dorset, with the consultants attempting to identify some new sites

following rejection of the previously identified sites.

ACTION

4.2 Varying the law / guidance - Robert Syms MP has yet to report back on his negotiations with DCLG. Martyn Underhill, the Dorset Police and Crime Commissioner, has also made approaches to the Department of Communities and Local Government. The Department has clarified its opinion of the legislation, in that the law requires a transit site to which an unauthorised encampment is directed by the Police to be located within the boundary of that local authority.

4.3 Temporary Stopping Places - This is the subject of a separate report to Cabinet.

4.4 Pre-emptive injunctions - The practicalities and benefits of the DCLG advice remain unclear, and it is by no means certain that there would be any benefit from attempting to secure such injunctions. A breach of an injunction would likely require the Council to secure possession through the courts, as currently happens with unauthorised encampments, thereby undermining the supposed benefit of seeking an injunction in the first place. Further counsel opinion may need to be sought to clarify this matter.

4.5 Provision of toilets and skips - A company has been identified that will provide temporary toilets for unauthorised encampments, albeit the Council would be required to cover the costs of any damage to the toilets. Dorset County Council has been providing toilets for its temporary site for many years, and hence their experiences and advice will be sought in advance of doing the same in Poole. E&CPS maintains its own skips for hire, so will be able to provide skips as and when required.

4.6 Communication - A joint meeting between E&CPS, Customer Services, and the Communications team has been arranged for 22nd January, where specific improvements to current methods of communication with residents will be agreed and developed. Initial thoughts are that the daily web updates should be given greater prominence on the main site, there should be more emphasis on publicising the existence of the daily web updates, and more detailed information should be included in the updates.

Residents' Additional proposals :

1. Press the County Council to extend the temporary transit site at the Steam Fair from 4 weeks to 8.
2. Document what protection measures could be taken at all Parks and Open Spaces in the Borough to deny ingress.
3. Publish an analysis of which spaces have been invaded in the last 5 years, and how many for each, to rate them for vulnerability.
4. Get a firm legal evaluation of introducing tough Council Bye-laws and enforcement.
5. Sharing 'Best Practice' with Bournemouth Council, a representative of which should have ideally attended the meeting.
6. Including the Police Ringmaster system and email Newsletters to Resident Association Chairmen as part of the "provision of better access to information about unauthorised encampments."
7. Require the police to check vehicle tax, MOT and insurance on all trespassing vehicles, no excuses.
8. Enforce parking charges on all Council car parks, non-payers liable to full enforcement like any other members of the public, demonstrating that Travellers are not above the law, and that the Council is not scared.
9. A more detailed list of actions with clear action responsibilities and action deadlines.

Strategic Car Parking review (SCPR) - JS said that he had added this item to the published Agenda, in view of it's relevance to the area covered by the Association.

At it's meeting on Tuesday, the Cabinet is being asked to approve proposals

including

ACTION

(a) Progress with further work to help assess the potential to reduce the size of Beach Road and Penn Hill car parks. With further work on a funding strategy towards the shortfall on Multi-Storey Car Park repairs

(b) As a separate and additional proposal outside the recommendations of the SCPR to agree to the principle of a further 'invest to save' project involving on-street summer charging in residential roads adjacent to the beaches

Chairman's note: The two proposals were agreed by Cabinet members.

3 NEW HOUSING DEVELOPMENT -

KA reported that he had been contacted about **114 Canford Cliffs Road** (*Demolish existing dwelling and erect two dwellings on the plot*) and has drafted a letter of objection. MH said that the Arboricultural Officer was also concerned about the impact of the proposed development on the trees on the site. Should application be recommended for approval MH will red card this for the final decision to be made by the Planning Committee.

KA

Other current planning issues

3 Martello Road South (*Demolition of the existing dwelling and garage and the construction of a replacement dwelling with integral garage and separate garage with accommodation above*) – Application validated on 30/10/13. Association lodged letter of objection on 12/12/13. Amended site plan submitted on 13/12/13.

7 Wilderton Road (*Demolition of the existing block of 6 flats and the construction of a new block of 7 flats with basement car parking, accessed from Balcombe Road*) – Current application pending outcome of applicant's tree expert's negotiation with the Council's arboriculturist over a possible adjustment to the plans to overcome the tree objection. Updated tree report submitted on 28/11/13.

44 Western Road (*Demolition of conservatory, erection of two storey extension*) - Application granted with conditions on 16/12/13

4. **ACCOUNTS TO DATE** – JS reported that the total Association funds as at 31st December 2013 amounted to £33,379.27.

JS

Paul Fearnley comments that the Association's deficit is £1510 greater than budget, and the bulk mailing of the Spring 2013 magazine did not show the expected increase individual subscriptions.

PF will arrange for Schofields to look at the accounts.

5 ANY OTHER BUSINESS

Date of next Meeting – As the next Canford Cliffs & Penn Hill Are Committee meeting has been fixed for 12 February 2014, it was agreed that the Association's next meeting will be brought forward to Wednesday 05th February 2014 at 7.30pm in the Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road)

No further action

Chairman's note: The next Canford Cliffs & Penn Hill Are Committee meeting has been cancelled and the Associations meeting will be held on 12 February 2014, as normal.

Use of solid gates within Branksome Park Conservation Area - RP had noticed that new developments in the area were installing solid gates rather than open gates and asks if this is now Council policy. MH said that she will chase this up with the Conservation Officers. JS pointed out that it was not compulsory for any development outside the Conservation Area to install open gates.

MH

There was no other AOB and the meeting closed at 8.20pm.

Date of next Meeting: The next meeting will be on Wednesday 12th February 2014 **All**
at Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish
Centre (Access via Lindsay Road)
