

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT  
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 11 JUNE 2014  
AT 7.30PM IN ST. ALDHELM'S CHURCH**

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

Approx. 20 Members/Wardens

**1. APOLOGIES AND ACCURACY OF MINUTES**

**ACTION**

JS welcomed those present. Particularly, Mohan Iyengar, who is standing as prospective Conservative Councillor for Canford Cliffs Ward to replace Cllr Neil Sorton, who is standing down in May 2015 and Barry Smith, who is standing as prospective UKIP Councillor for Canford Cliffs Ward

**Apologies:** Apologies received from Cllr Neil Sorton, Roger Allen, Stan Alfert, William Mutlow, Martin Heath, Roy Pointer & Robert Steel **JS**

**Accuracy:** JS said that Terry Stewart had challenged the accuracy of the Minutes in relation to the 'vote of no confidence' in Poole Council.

After some discussion it was agreed to delete words "*as the extent of the 'vote of no confidence' was not fully understood.*"

With this amendment, JS said would sign the Minutes as a true and accurate record of the meeting held on 20 MAY 2014.

**2. MATTERS ARISING**

**JS**

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

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):** TS reported on the meeting which took place on 28 May 2014 **All**

A very useful thing to come out of this meeting was that the Head of Planning & Regeneration, Stephen Thorne gave a much fuller description of the Planning Department's policy and actions. Steve Cameron, the leader of the Party House Action Group had attended the meeting with TS and said that he found Mr Thorne's remarks helpful.

Next CWG meeting to be held on 3 September 2014.

**Council Budget Monitoring report: (2013/14):** JS said that he had received a note from William Mutlow about the Council Budget Monitoring report (1 April 2013 to 31 March 2014), which was presented to the Cabinet the previous evening. **WM**

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 is being transferred to the Council's reserve in support of the Medium Term Financial Plan for the next 3 years.

JS said that WM has kindly provided more detail about the report but this would be included in the Minutes...

- Un-earmarked reserves will remain at £5.75m (The minimum level within the risk-assessed range considered appropriate; £7.64m is the upper level). The range was established by having due regard to assessed risks of approximately £25.3m). This position means that the un-earmarked reserves are 30% (£2.51m) lower than the April 2010 level.
- Earmarked Reserves £20.4m. Includes £4.952m Financial Planning Reserve; £3.673m in support of partnerships with the NHS, schools and other stakeholders who will generally stipulate how resources are applied; £1.043m Government grants relating to Troubled Families Initiative and Adoption Service; £0.4m remaining from a £1m (2013/14) one-off for Council priorities.
- Capital spend during 2013/14 was £19.096m which represents an 88% spend of the final approved resources.

Variation from Dec 2013 include Highways maintenance grant £0.255m from Government to be spent in 2014/15, savings on three school projects with funding being re-allocated to support universal Infant free meals for delivery in 2014/15, Delays in development of the Special Area of Natural Greenspace (SANG), Slippage in fleet replacement with vehicles being delivered in April rather than late March, £0.372m re-profiled from 2014/15 for the Magna Academy 'Building Schools for the Future' scheme, as the work has been accelerated, £0.125m Poole Bridge allocation of Capital contingency to cover contractual claims, £0.118m Waste Infrastructure purchase of bins - revenue contribution from ECPS budget.

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

Westminster Road end of Dalkeith Road – No new developments.

RD

Buccleuch Road to Lakeside Road – ditto

Bessborough Road – ditto

Footpath 85 (Adjacent to 2A Shore Road) – Despite the alleged encroachment, the Council has decided that it is not in the public interest to pursue this.

Footpaths 82/128 (at the rear of 48 Panorama Road to the small beach) – No new developments.

**Pinecliff Gardens (Sunken garden):** JS explained for the benefit of those attending the meeting for the first time, that the Council had granted a licence to the Association to manage Pinecliff Gardens.

MH/WH

Wayne Hancock and any volunteers meet every Tuesday morning at the gardens. Any person interested in helping please contact WH on 01202 765993

**Poole Council's Efficiency Review Programme (ERP):** JS said that he had been informed by Head of Accountancy, Financial Services that the ERP is now monitored as part of the overall budget and is no longer receiving special attention distinct for other budget variances as it is now a much smaller element of the overall financial picture.

No  
further  
action

**Localism Act/Community Engagement:** TS explained that the Localism Act potentially gives local communities a lot of power if they pass a full Neighbourhood Plan. At the moment, the Poole Quays Plan is well underway and TS hopes that the Plan will be approved by the end of this year.

JS/TS

**Navitus Bay Offshore Wind Farm:** JS reported on behalf of Roy Pointer that the deadline for registering as Interested Parties is 23 June.

RP

During the pre-examination stage, everyone who has registered and made a relevant representation will be invited to attend a preliminary meeting run and chaired by an Inspector.

**ACTION****Road Safety concerns Lindsay Road/St Aldhelm's Road & Burton Road:****IC/PT**

Peter Youngs commented that the large white van affecting his residence never moves, and that it appears that the owner is conducting business from the van. JS asked PY to send him the registration number of the van and he will take it up with the Council.

Cllr MH commented that the Council would need evidence of conducting business and asked PY if he could perhaps provide this.

**Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan DPD) & Proposal for On-Street Pay & Display on selected roads adjacent to beach areas:****TS**

A report from the Sustaining Poole's Seafront SPD Working Group was due to be presented at the meeting of the Economy Overview & Scrutiny Committee on 05 June but this has been postponed until the meeting on 14 July.

At last night's Cabinet meeting, a note in a report on the 'Use of Consultants' made reference to the fact that Consultants had been engaged to produce a 'Feasibility Study to build additional beach huts'.

**Chairman's note:** Since the meeting, I have been informed that the feasibility work relates to survey, architect and planning application fees for the new blocks of huts which the Council is building this year at Flaghead, Canford Cliffs and Branksome Promenade. These are project costs (approx. £15k) and are separate from the cost of producing the Sustaining Poole's Seafront SPD.

The first phase of beach hut construction work which was due to take place at Flaghead and Branksome Promenade (West) during May and June has been postponed until later in the year. The Council did not feel the tenders received offered value for money and is, therefore, planning to combine the works with the second phase planned at Branksome Promenade (East) and Sandbanks. All affected beach hut tenants have been contacted.

Subject to planning, the Council aims to complete all the works during the coming Autumn and Winter.

The Council will, however, be carrying out some initial work at Flaghead to remove any asbestos containing materials and are continuing with plans to construct nine new huts at Canford Cliffs using a different procurement and construction method.

Branksome Chine toilets were due to be refurbished from 6th to 30th May,

**Gypsy and Travellers' Sites** – TS reported that there has already been three 'invasions' this year by Travellers. TS is hoping that the Councils' actions to protect vulnerable sites will help stop these 'invasions'.

**TS**

**'Party houses':** Steve Cameron who leads the Party House Action Group explained for those who are not aware that there is a company which lets out houses in our area for the purposes of large groups, such as 'Stag' and 'Hen' parties to take over at the weekends, and this is affecting a large number of residents.

**JC/SC**

Progress has been made over the last few months. The Association gave a donation which enabled the Action Group to obtain legal opinion on a planning angle, as it appears that these houses are no longer being used as a family residence but as a business concern, for which a licence is needed.

Counsel's opinion was that there has been a clear 'Change of use' and that the Council has enough evidence to take Planning Enforcement action against these houses.

Although the Council's Environmental Health team have been very supportive,

they can only take action when the noise reaches certain decibels and it is too difficult to proceed along those lines.

**ACTION**

Cllr. MH replied that the Council is obtaining statements from all the affected residents and they will be speaking to a barrister to ascertain that they are taking all the correct steps.

There then followed much discussion and it was clear that Steve Cameron disagreed with the speed and effectiveness of the Council's actions thus far and the Chairman brought this discussion to a close.

### **3 NEW HOUSING DEVELOPMENT -**

KA reported

**KA**

**10 Nairn Road** (*Demolition of the existing dwelling and the construction of a block of 5 flats*) – Appeal dismissed by Planning Inspector on 06 June 2014. JS said that the Association had objected on the grounds of contraventions of PCS 05 which was supported by the Inspector and JS would include two paragraphs from the Inspector's Decision Letter as part of the Minutes (See below)

*18. I have found harm in relation to some of the issues and not on others. However, in my view harm on the first issue alone and the conflict with Policy PCS5 would be sufficient to warrant dismissing the appeal. In arriving at this view I have had regard to the appellant's view that the overall aim of this Policy is protecting local distinctiveness and the character and appearance of areas. I do not read it this way. My reading of it, along with the explanatory text, is that whilst the impact of new development on the character of an area is in part addressed by Policy PCS5, a key consideration, and of importance in its own right, is ensuring that the balanced housing needs of Poole are met.*

*19. For the reasons given above I conclude that the appeal should be dismissed. In so doing I have had regard to the Government's recent introduction of the Planning Practice Guidance (PPG). The content of the PPG has been considered but in light of the facts of this case does not alter my conclusions.*

#### Other current planning issues

**146 Canford Cliffs Road** (*Demolish existing and erect 3 - 5 storey building with rooftop garden; and surface level and basement parking to form 10 self contained flats*) – Letter of objection lodged on behalf of Association on 20/05/14.

**Compton Acres, Canford Cliffs Road** (*Erection of 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*) – This site has been acquired by McCarthy & Stone Retirement Lifestyle Ltd. Despite the demolition of the former office at Compton Acres, "*there are several other prior to commencement conditions that have not been discharged at this time*".

**17 Avalon** (*Alterations and extensions to the existing dwelling*) – Local concerns. **Chairman's note:** This application was refused on 19 June 2014.

**Norfolk Lodge Hotel, 1 Flaghead Road** – It is rumoured that Pegasus Life Limited is hoping to build retirement flats on this site. (Pegasus Life Ltd has recently submitted an application for flats at 17-21 Banks Road).

It is presumed that Pegasus will have had a Pre-application discussions with the Planning Officers about the Norfolk Lodge site since it seems to be very risky to go ahead with a residential scheme in view of the Council's Tourism policy and the problems that the owner of the New Beehive Hotel has been having with his applications for a residential conversion.

4. **ACCOUNTS TO DATE** – JS reported that the total Association funds as at 31<sup>st</sup> May 2014 amounted to £38,186.11 **ACTION**  
**JS**

**5 ANY OTHER BUSINESS**

Review of a number of Borough's Conservation areas – This has important implications for the area covered by the Branksome Park, Canford Cliffs & District Residents' Assn and there will be an oral report at the Canford Cliffs & Penn Hill Area Committee meeting on 18 June. **MH**

**Chairman's note:** TS has sent me the following further information provided at the Canford Cliffs & Penn Hill Area Committee meeting on 18 June..

1. 10 of the 12 Conservation Areas are in Canford Cliffs/Penn Hill.
2. There will be a 10 week Consultation on changes to the Areas and maybe abolishing some starting on June 25
3. There will be an exhibition drop-in session on July 24 from 2 – 7pm at All Saints Church Hall.

TS comments “This is very worrying and could mean a major reduction in protection for our Area. Just because Planning Dept. has approved so many traditional house demolitions, there is no justification on reducing the protection for the houses and Areas that are left.”

Succession planning – JS said that we need to give some thought to this with a view to encouraging younger people to attend our monthly meetings.

Membership Secretary – JS said that he was pleased to announce that Michael Parkin had kindly agreed to take on the role of Membership Secretary and this announcement was received with a spontaneous round of applause.

There was no other AOB and the meeting closed at 8.30pm.

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**Date of next Meeting:** The next meeting will be on Wednesday 9<sup>th</sup> July 2014 at Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road) **NB To be concluded by 'Wine & Nibbles'** **All**

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