

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT  
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 13 AUG 2014  
AT 7.30PM IN ST. ALDHELM'S CHURCH**

**PRESENT:** Terry Stewart (TS) President  
John Sprackling (JS) Chairman  
Wayne Hancock (WH) Vice-Chairman  
Michael Parkin (MP) Membership Secretary  
Keith Alcroft (KA) Planning Officer  
Carol Parkin (CP) Hon Secretary

Cllr Neil Sorton (NS) Ward Councillor

Approx. 30 Members/Wardens

**1. APOLOGIES AND ACCURACY OF MINUTES** **ACTION**

JS welcomed those present, particularly, Cllr Neil Sorton and Mohan Iyengar, who is standing as prospective Conservative Councillor for Canford Cliffs Ward to replace Cllr Neil Sorton.

JS reported the sad death of Brenda Bond on 06 August 2014. Brenda was the widow of the late Michael Bond who was the Association's Membership secretary for many years. Brenda's private family interment takes place this week but there will be a celebration and thanksgiving of her life at the Church of the Transfiguration on Monday, 01 September at 2pm.

**All**

**Apologies:** Apologies received from Cllr Mrs May Haines, Stan Alfert & Rod Woodford.

**Accuracy:** JS said would sign the Minutes as a true and accurate record of the meeting held on 09 JULY 2014.

**JS**

**2. MATTERS ARISING**

**JS**

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

1. Quayside (former Dolphin Quays) development – JS said that he had been advised that, as the S106 was dated 24 May 2001, a number of financial outstanding contributions ceased to have effect after 24 May 2011.

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

2. Former Poole Pottery & Swan Inn site – No new developments

3. Quay Thistle Hotel site – ditto

4. Old Orchard House – ditto

5. Land at West Quay Road – Harriss Developments presented a new scheme at the Poole Quays Forum meeting on 23 July 2014.

**Planning Enforcement, TPOs/Tree replacements – update:**

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

**JS**

**Community Working Group (CWG):** Next CWG meeting to be held on 3 September 2014.

**TS**

**Council Budget Monitoring report: (2013/14):** JS said that the next Council Budget Monitoring report (1 April 2014 to 30 June 2014) should be presented to

**WM**

the Cabinet at its meeting on 09 September 2014.

**Public Rights of Way**

Westminster Road end of Dalkeith Road – No new developments.

RD

Buccleuch Road to Lakeside Road – ditto

Bessborough Road – ditto

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

**Pinecliff Gardens (Sunken garden):** WH said that is still waiting to hear the outcome of the visit from the Royal Horticultural Society's judge's visit to the garden on 14 July at 11.30am but the judging was due to be completed at the end of last month and the results should be announced shortly.

MH/WH

**Localism Act/Community Engagement:** JS reported that the Council is developing an e-mail based newsletter service for Residents' Associations and other interested groups. The Communications Team has now identified a system, which has been adopted by a number of other local authorities, which the Council is now proposing to introduce for an initial 12-month trial period.

JS/TS

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

The suggested first four topics for newsletters are:

1. News and Events (to include the Council's diary)
  2. Waste and Recycling
  3. Poole Projects (open spaces, play areas etc)
  4. Planning
- 5.
6. The Council is expecting to have the new system ready for trailing by the end of October.

**Navitus Bay Offshore Wind Farm:** Roy Pointer reported that Bournemouth Cabinet had a meeting at the end of July which RP attended on behalf of Poole & Christchurch Bays Association. RP made a deputation a copy of which is on the Bournemouth Council website. There was a vigorous opposition to the Navitus project, led by the Leader, Cllr John Beasley, who had, thus far, remained impartial. Bournemouth is the biggest local authority and RP said PCBA was very pleased with this as that local authority should carry more weight.

On September 11, 2014 the Planning Inspectorate preliminary meeting will be held in the Tregonwell Hall at the Bournemouth International Centre starting at 10.30am and the doors will open at 9.30 am. PCBA will attend and everyone is welcome, mainly to show the Planning Inspectorate the strength of feeling locally. The meeting will lay down the process of Examination which will occur over the next six months

The PCBA website is being updated over the course of the next few days; this will give more information on how people can take part in the process. NBDL, the developer, has been out in the bay drilling trial boreholes. They are just taking cores out of the sea bed to ascertain if it is suitable for foundations of 200 metre high wind turbines.

JS expressed his appreciation of the splendid work being done by RP in leading the PCBA, which represents around 50 Residents' Associations, stretching from Highcliffe to the Purbecks.

**Road Safety concerns - Burton Road:** No further developments.

IC/PT

**Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan SPD) & Proposal for On-Street Pay & Display on selected roads adjacent to beach areas:** JS said that a report from the Sustaining Poole's Seafront Working Party was presented at the Economy Overview & Scrutiny Committee on 14 July 2014 and a schedule of the existing proposals in the draft SPD for consideration/modification will be included in the Minutes. **ACTION TS**

JS expressed surprise at the continued inclusion of of the landmark 3-5 storey building to include shops, bars, toilets and kiosks at Shore Road and Overnight Pods/Studios at Sandbanks.

He also reported that nine new wooden Beach Huts have been completed at Canford Cliffs and some huts are now occupied.

Work on more new Beach Huts is due to start in October. 10 /12 beach huts were due to be installed at the eastern end of Sandbanks but the discovery of protected sand lizards in the dunes just behind, means that this section cannot now go ahead.

Proposal	Recommendation from Working Group
<b>Sandbanks:</b>	
Boutique Dune Hotel	No
Overnight Pods/Studios	Yes – as overnight tourist accommodation
Approx. 170 new beach huts	Yes Treat area as a clean slate and produce layout and design to produce a better quality place. Principle of additional beach huts along entire seafront acceptable, subject to good design and locational assessment.
First floor addition to 'The Pavilion' and reworking of the building for mix of visitor facilities, kiosks, café and beach studios(s/c accommodation)	No – favour rebuild. Treat as a blank canvas so as not to restrict future potential (as B Huts above)
Food and drink building	Yes. High quality evening offer
2 storey commercial building in north west corner to reinforce local centre	Support well designed building
Reduced off street parking by about 100 spaces to 450	No – need to increase off street parking, to alleviate traffic jams and provide drop off zones. Think imaginatively about potential for one deck multi storey car park to serve beach
Reconfigure on street parking on Banks Rd as far as Shore Road to provide extra spaces	Relocate bike lane, danger associated with echelon parking, investigate options for altering road width. Holistic approach to whole road space.
Board walk to connect Shore Road to Sandbanks	Yes – favour early implementation
<b>Shore Road:</b>	
Landmark 3-5 storey building to include shops, bars, toilets and kiosks	Yes to the principle – including public access to toilets
Replace and increase beach huts/overnight studios	Yes
Public realm improvements	Yes
Apartments on front part of car park	Resist loss of parking –

<b>Proposal</b>	<b>Recommendation from Working Group</b>	<b><u>ACTION</u></b>
reducing spaces from 97 to 56	opportunities for commercial or other development over, or community use?	
Increased on street parking on Banks Rd (linked to Sandbanks above) plus 6 spaces	See Sandbanks comments above	
<b><i>Flaghead Beach</i></b>		
Public realm improvements	Yes	
Approx. 24 new beach huts	Yes - see Sandbanks comment above	
Relocated kiosk	Yes – wholesale redesign of this area	
Children's play area	Yes – At other parts of the beach too	
<b><i>Canford Cliff Beach</i></b>		
Approx. 119 new beach huts/studios inc. adding 2 <sup>nd</sup> storey to existing in some cases	Yes – see beach huts comments above	
Beach shelter converted to café/restaurant, kiosks, studios and toilets	Yes	
New public space with timber deck over part of beach	Yes	
Reconfigured on street parking to provide additional spaces	Resist echelon but look at options for road width/parking	
New dwelling adjacent to 24 Cliff Drive	Explore all other options/uses for this land	
Revised parking arrangements on Cliff Drive	Resist echelon and look at options in relation to road width/parking	
More spaces on The Esplanade for parking	Yes	
<b><i>Branksome Beach</i></b>		
Watersports and visitor centre	Consider this for Branksome Dene Chine instead	
Café/restaurant/shop units	Yes With retention of the existing integrity of Art Deco buildings	
Reconfigured parking reduced to approx 70 spaces	No – resist loss of parking	
On street parking provision in Pinecliff and Beach Roads and reconfigured Canford Cliffs library car park, extra 49 spaces	No to parking on Pinecliff Road	
Improved connections to Beach Road car park	Explore improvements to car park, linkages to beach and options for development on part of car park	
Approx. 120 new beach huts	Yes	
Sky café behind Canford Cliffs Library	Yes (subject to technical feasibility and quality facility)	
Kiosk and public toilets	Yes	
<b><i>Branksome Dene Beach</i></b>		
Woodland by the sea character	No – better function as a watersports hub	
Approx. 8 new beach huts and 5 beach studios	Only if watersports centre not compromised	
Food and drink outlets	Yes – as part of watersports hub	

<b>Proposal</b>	<b>Recommendation from Working Group</b>	<b><u>ACTION</u></b>
Community events space with accommodation or a small hotel	No to hotel but retain community facility	
Tree top walk and nature experience	Leisure activity options alternative	

Other comments:

Urban Design/Landscaping opps at C Cliffs and Branksome  
 Opportunity to use end/extend some of rock groyne for water taxi/facilities etc, disabled access  
 Identify a safe swimming area for those with a disability  
 Consider designing in sensory activities along the seafront  
 consider access strategy e.g. use of school car parks for park and ride in summer months/weekends

N.B. Overall car parking provision increases from 1581 to 1664, an extra 83 spaces within the draft SPD.

**Gypsy and Travellers' Sites** – TS reported that there have been a number of 'invasions' this summer, including Beach Road car park.

**TS**

Despite the Council's protective measures the travellers still managed to gain access to Baiter Park, and at Creekmoor the fence was cut down.

It appears that these people are prepared to carry out criminal damage to obtain access to open spaces. Bournemouth has adopted a much tougher approach to this problem and when they hear of the caravans coming they lock down the parks and use guards. TS asked 'Why can't Poole do this?' and 'Why can't Poole enforce the use of paying for the car park space, like any other person?' TS thought the answer lay in the fact that Poole Council says that this is too difficult to enforce.

Cllr NS replied that the problem with this is that it legitimises the use of the car parks by Travellers. TS's answer to this was that, by allowing the travellers to get away with this, gives the wrong image.

KA suggested that as the Travellers travel in convoy it is not beyond the capabilities of the police to track them and block the entrances to the area to which they are heading. JS said that this has been suggested before and, perhaps, the problem with this is that the travellers travel at night.

**'Party houses'**: In the absence of Steve Cameron, JS reported that officers are hoping to brief ward Councillors on 20th August on the next steps. This date is provisional pending receipt of Counsel's opinion by then. At this stage, the meeting will be officers and elected Members, as some of the information will be sensitive and/or confidential.

**SC**

The Party House matter has been given priority by the Leader of the Council, Councillors and Officers and JS said that he would set out the action taken by the Council to date in the Minutes. JS said that it was disappointing that complainants had, only recently, been given this update.

1. Planning Enforcement Officers (presently a full time team of two, dealing with some 66 new contraventions a month) would take detailed written statements from all the residents who have complained to Environmental & Consumer Protection Services (ECPS) Out of Hours Service covering the period 2011-2014
2. Transcribe the hand written statements into statutory declarations and post them out for signature
3. Devise and circulate a neighbourhood character survey, have it independently verified and circulated to 160 households
4. Chase up responses and update residents
5. Brief councillors

## 6. Analyse results against accredited data

**ACTION**

7. Research all the planning history for each property and write six reports for the Head of Planning and Legal Services

8. Submit all the material to a specialist barrister for assessment

The Council is at stage eight and awaiting a response from the Barrister which is due in the next three weeks with the results then being shared with Members by the Head of Planning & Regeneration and the Head of Legal & Democratic Services.

ECPS have:

- Collected and collated evidence from out of hours monitoring formatting this into statement form
- Taken specialist advice on their noise abatement powers
- Served noise abatement notices
- Continue to monitor the locations and update residents
- Prepared for the noise abatement appeals which have now been put back to December by the Court.

**Canford Cliffs and Penn Hill Conservation Areas Boundary Review** – JS reported that the Public Meeting on 29 July 2014 was well attended and the Minutes of this meeting have been circulated.

TS thanked JS for organising this meeting which enabled the Planning Department to make their presentation. That there were 80+ attendees it showed the degree of concern of the residents.

There is significant opposition to the de-designation of Eastern side of Canford Cliffs Road from the Branksome Park Conservation Area and the Association has written to the Planning Policy & Implementation Manager about this.

There are nine Conservation Areas within the area covered by our Residents' Association and the consensus of opinion seems to be as follows...

Beach Road – Some objection to its de-designation was raised at our Public Meeting meeting but as this consists principally of blocks of flats and car park, Keith Alcroft & I cannot see any good planning reason for objecting to de-designation.

TS feels that the car park should remain in the Conservation Area to protect this area from unsuitable development. He also reinforced the need for adequate signage to this car park.

TS also feels that Branksome Dene Chine should be added to the Conservation Area.

Branksome Park – See above

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

Canford Cliffs North – ditto

Chester Road - No change proposed

Compton Acres - No opposition to its de-designation was raised at our Public Meeting meeting, as there is already Grade ii\* Registered Parks and Gardens status in place, and therefore Conservation Area status is unnecessary.

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

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

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

*Properties to the east of the existing conservation area between Cassel Avenue*



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

**ACTION**

TS feels that although Evening Hill is not technically in the Association's area, it is important enough to keep this Conservation Area.

Cllr NS pointed out that a meeting has been arranged by Bertie Bowman of Lilliput & Neighbourhood Association to discuss just this. The meeting will be held in Holy Angels Church Hall, Lilliput on August 19, 2014 at 6.30pm.

TS thought that the document issued by the Planning Department 'The Canford Cliffs and Penn Hill Conservation Areas Boundary Review' is just a big invitation to developers.

As there had been quite a lot of discussion on the Beach Road Conservation Area, which includes the car park on its periphery and stretches to the Promenade, a vote was taken as to whether or not there should be opposition to the proposal to de-designate this Conservation Area. There was a slight majority in favour of opposing this de-designation.

**Succession planning:** No new developments

**JS**

Pine Drive – JS said that he had been advised by Cllr Mrs May Haines she has not been able to get much further on this apart from what we already know, i.e., that is an unadopted road. The officers that could advise on what the process would be (if possible) are away on holiday. MH will update you when she hears.

**Itinerant in Chaddesley Glen** – JS said that, hopefully, this matter is closer to resolution.

**No further action**

**Uniting the Conurbation (Bournemouth, Poole and Christchurch)** – JS said that it is reported in today's Daily Echo that the Dorset Local Enterprise Board (DLEP) is looking for new Board members.

**JS**

JS said that we cannot expect Councillors or Officers to promote the idea of Uniting the Conurbation as this would like expecting Turkeys to vote for Christmas'

Mohan Iyengar asked what is the drive for uniting the conurbations. JS replied that reducing the overall costs is the main reason; i.e. one Chief Executive instead of three etc. and hence the reduction of duplication.

There is still concern about the governance of DLEP. JS said that he would include more background to this in the Minutes.

The current position is described on page 254 of the Strategic Economic Plan. Becky Forrester is Policy Officer, Dorset Councils Working Together informs us that the Board is to become a Joint Committee (made up of the Leaders of the nine authorities, with officers of the councils and the LEP involved to advise) at which point the minutes of its meeting and agendas etc will be published on [www.dorsetforyou.com](http://www.dorsetforyou.com).

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

KA reported that

**KA**

**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*) – Application refused on 30 July 2014.

Other current planning issues

**74, 76, 78 & 80 Lilliput Road** - the S106 agreement was signed on 21 May

**ACTION**

2014 but the developer, Boulton LDN' (Canford Cliffs) Ltd is seeking to re-negotiate a new one.

This extract from: <http://www.boultonbeeldn.co.uk/about-us> is of interest

*Boulton LDN's typical hold period is relatively short, at between 18 and 36 months; dependent upon successful delivery of the key elements of the business plan. Through a sound, fully aligned approach to financing, we are consistently able to deliver exceptional levels of overall return for ourselves and our investors.*

**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".

**Norfolk Lodge Hotel, 1 Flaghead Road** – Pegasus are planning to apply for a 3 storey block of 20 flats on this site, with underground parking – concerns about poor architectural design. The Canford Cliffs Land Society will be opposing access from Bessborough Road which is a private road.

4. **ACCOUNTS TO DATE** – JS reported that the total Association funds as at 31<sup>st</sup> July 2014 amounted to £35,942.34. **JS**

## 5 ANY OTHER BUSINESS

Poole Council's Audit Committee – JS said that he was unable to attend this meeting on 25 September 2014 and wondered if any other member might be willing to attend and provide feedback. **All**

Pines & Chines Autumn 2014 – Material for magazine to John Gunton by end of this month as delivery of material to Marquee by Friday 5 September including adverts and articles **All**

Association's October meeting – The Canford Cliffs & Penn Hill Area Committee meeting at St Luke's Church clashes with the Association's meeting on 08 October 2014. Cllr NS agreed to give JS good notice if the Area Committee meeting is to be cancelled, through lack of business. **NS**

The meeting closed at 8.20pm.

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**Date of next Meeting:** The next meeting will be on Wednesday 10<sup>th</sup> September 2014 at Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road) **All**

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