

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 10 SEPT 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 (KA) Planning Officer
 Carol Parkin (CP) Hon Secretary

Cllr Mrs May Haines (MH) Ward Councillor

Approx. 30 Members/Wardens

1. APOLOGIES AND ACCURACY OF MINUTES

ACTION

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

Apologies: Apologies received from Cllr Neil Sorton, Mike Parkin, John Gunton & Ann Giles,

JS

Accuracy: JS said would sign the Minutes as a true and accurate record of the meeting held on 13 AUGUST 2014.

2. MATTERS ARISING

JS

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

1. Quayside (former Dolphin Quays) development – JS said that it had been confirmed that the Legal Agreement dated 24 May 2001 between the Borough of Poole, Poole Developments Ltd (formerly Orb Developments Ltd) & the Royal Bank of Scotland contained a 10 year time limit but there is no similar time limit in the definition of the 'Trigger Date' at 2.1 of the Legal Agreement dated 14/03/00.

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): TS reported on the CWG meeting held on 3 September 2014 and said that the Planning Department management had, again, been asked about the 'Party Houses' problem but there had been no real new development.

TS

The planning applications for the Power Station site, the former Railway Goods Yard and West Quay Marina have all been withdrawn. The new developers for the West Quay Road site made a presentation which the Neighbourhood Forum are very concerned about, as the developers are proposing 60% more flats on the site than laid down in the Core Strategy and some blocks of flats with a height of nine stories rather than six.

Council Budget Monitoring report: (2013/14): The Council Budget Monitoring report (1 April 2014 to 30 June 2014) was presented to the Cabinet at it's meeting the previous day and WM reported that the Council is predicting a small budget surplus at the end of the year of £42,000 but as this is fairly near the

WM

start of the year there will be changes.

ACTION

There are some large pressures mainly in Child Social Care. For instance, by the year 2017/18 the Council is predicting that there will need to be further savings of £13m.

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 reported that there had been no new developments since the last meeting.

MH/WH

Community Engagement: TS reported that the Council will be issuing a Newsletter by e mail to all Resident and Community groups.

JS/TS

Navitus Bay Offshore Wind Farm: Roy Pointer reported that there are now 50 Residents' Associations represented by PCBA. There are now 15 points of objection rather than the original 6.

RP

The Examination process had started and for residents registered with the Planning Inspectorate as Interested Parties (IP), there will be an Open Floor hearing at the BIC on 14 October at which we want as many IPs as possible to be present so that we show the strength of feeling against the project.

There will be an update of the current situation in the next BPCORA magazine which is due out in October. PCBA is also preparing a separate submission which it hopes the Local Authorities will add this to their own Local Impact Reports.

Ed Vaizey MP, Minister in Dept of Business has said that he would like to visit this area for talks with local 'stakeholders'. This will be organised by Connor Burns MP in conjunction with Bournemouth Council.

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

JS

Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan SPD) & Proposal for On-Street Pay & Display on selected roads adjacent to beach areas: JS reported that at its meeting the previous day, the Cabinet approved the recommendations of the Economy Overview & Scrutiny Committee's recommendations in relation to the Sustaining Poole's Seafront SPD. The re-written document should be available in the New Year, which will be subject to further consultation.

TS

Cllr Peter Pawlowski who chaired the Working Group has written a lengthy note to the Chairman of the Poole Beach Huts Association about the proposals and JS said that he would include an extract from this in the Minutes.

TS remarked that although certain items in the original plan which was put forward had been withdrawn, there are still plans for a 3/5 storey building at Shore Road which TS feels will be a dominant eyesore. The building of studio 'pods' for overnight accommodation at Shore Road and Branksome Dene Chine are proposed and a restaurant behind Canford Cliffs Library – cantilevered over the Bay.

Proposals to build a boutique Hotel on Sandbanks car park and a hotel at Branksome Dene have been withdrawn.

The Cabinet also accepted the recommendation that Car parking charges should not be introduced on residential streets close to Poole's seafront. However, the Leader of the Council added the words "at this time".

ACTION

Extract from note from Cllr Peter Pawlowski to the Chairman of the Poole Beach Huts Association

"...whilst I might not individually support all the proposals that are eventually agreed I will rest happily in the knowledge that I have done all that is reasonably possible to ensure a quality document that reflects the views of the people of Poole and provided a facility for the use of visitors and locals that can compete with the many and varied offers which it has to compete with.

Finally I hope that in the forthcoming consultation those conducting it learn from past errors and ensure community groups from across the borough as well as individuals, local businesses and visitors have an equal opportunity to express their views.

I am sure none of the above will see everything they wished to see in a final document as a reasonable balance has to be reached that meets all goals. However it is important that everyone has the opportunity to express their views, know it has been listened to and considered, even when not all their wishes are included.

Gypsy and Travellers' Sites – TS reported that there have been around ten invasions this year so far. None of the temporary sites proposed by the Council have been acceptable. The Council has spent over £100,000 on trying to protect parks and open spaces, but travellers destroy fences and locks and leave behind a tremendous amount of mess, despite being supplied with skips by the Council.

TS

'Party houses': Jen Cameron reported

Burton Manor – LPA pursuing planning enforcement for change of use
Elgin Road – LPA to issue Planning Contravention Notice to gather more evidence. Investigations into this are ongoing. The owner lives in the house from Monday to Thursday and lets it out to groups for the weekend and it therefore seems reasonable that Change of Use ought to be for Residential/Guest House. There is also the question of the rules pertaining to Guest Houses – Fire & safety for instance.
Elmstead Road: - ECPS continuing with Noise Abatement Notice but no action regarding change of use. JC still insists that there is over occupancy of this house when it is let out either to 'Stag and hen' parties or very large family groups.
Brownsea View Avenue - Sold, no further action
Canford Cliffs Avenue – ditto

SC

JC wants to proceed by finding a way to deal with Party Houses without the three years' of hard work which it has taken thus far. She would like to put something in place that any residents affected in the future will have recourse to.

This problem will not go away and will no doubt start up again in 2015. It affects not only Canford Cliffs and Branksome Park but other areas in Poole.

JC urges any person with this problem contact her as it is intended to keep the Party House Action Group going.

JC also feels it will be necessary to contact Trading Standards, as the houses advertised and booked on the website of Deluxe Holiday Homes are not always the ones that are used by the customers thus contravening the Advertising Standards Act.

Cllr MH reported that she had met with the Enforcement Officers with regard to Elmstead Road and, although the Council is recommending that there is no change of use presently, the case has been left open for further evidence. **ACTION**

New legislation comes into force in October – Community Protection Notice, where the police have authority to close either a business or a residence in the case of anti-social behaviour. This may be useful in the future regarding Party Houses.

JC thanked Cllr May Haines for her help in the matter of Party Houses and for being a 'referee' at meetings.

Canford Cliffs and Penn Hill Conservation Areas Boundary Review – JS reported the Association has lodged an objection to the removal of Eastern Side of the Canford Cliffs Road from the Branksome Park Conservation Area. A number of other residents living in Canford Cliffs Road have lodged similar objections. **JS**

Other residents/local Residents' Associations etc have lodged objections to the de-designation of Beach Road, Compton Acres, Evening Hill & Harbour Heights Conservation Areas.

Succession planning: No new developments **JS**

Pine Drive – Cllr Mrs May Haines said she had passed on to the appropriate officer the 1939 OS Map provided by JS which clearly shows Pine Drive running parallel with Leicester Road from Tower Road to St Aldhelms Close.

It is hoped that this will be sufficient evidence to support JS contention that Pine Drive should be shown on maps of Branksome Woods and recognised as a road/public footpath

Uniting the Conurbation (Bournemouth, Poole and Christchurch) – JS said that, despite implacable opposition from our elected representatives to the idea of Uniting the Conurbation, at the Cabinet meeting the previous night it was announced that Poole, Bournemouth & Dorset Councils are working on a consolidated strategic financial approach to the Health and Social Care system covering Bournemouth, Poole and Dorset. Adult Social Care currently represents 37.7% of Poole's Budget and rising. **JS**

JS went on to say that the Leader of the Council reminds him that Poole's over 85 population numbers in 2014 exceed predictions for All England in 2027. Therefore the Council is operating on 2027 demand with 2014 funding.

The Council also spends almost 60% of its net budget on Health and Social Care Services for adults and children - and that is with between 70 and 80% of adult care users funding their own care

Wm Mutlow asks if JS was talking about elected councillors or council officers who are opposing the idea of Uniting the Conurbation and he replied 'both'.

Pines & Chines Autumn 2014 – Magazine material is now with Marquee Print. It is hoped to have the Magazine ready for distribution by Friday 26 September with all magazines delivered to members by 25 October **JG**

Association's October meeting – The Canford Cliffs & Penn Hill Area Committee meeting is being held in the Committee Room, Branksome St Aldhelms Parish Centre on 08 October 2014, so the Association's next meeting has been moved to Wednesday 15 October. **All**

3 NEW HOUSING DEVELOPMENT -

JS said that the Association had not lodged representations against any new Planning Applications in the past month. **KA**

Other current planning issues

Martello Corner, 1B Martello Road (also known as 83 Canford Cliffs Road) *(Change of use of residential garage to dentists surgery)* - Application received on 04/09/14. Local concerns.

30 Chaddesley Glen *(Demolish existing 2 storey dwelling and garage, replace with 2 new dwellings over 3 storeys)* - Application received on 13/08/14. Local concerns.

74, 76, 78 & 80 Lilliput Road - the S106 agreement was signed on 21 May 2014 but the developer, Boulton LDN' (Canford Cliffs) Ltd is seeking to re-negotiate a new one.

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 Ortus Homes a subsidiary of McCarthy & Stone. The former office in the car park was demolished some time ago and there now seems that there is movement to go ahead with this development.

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 31st July 2014 amounted to £35,855.67. **JS**

5 ANY OTHER BUSINESS

Christmas Lights in Canford Cliffs Village - Cllr MH informed the meeting that the Christmas Lights in Canford Cliffs Village will be switched on on November 21. Catering will be provided by Beales Gourmet at the Mazda car showrooms. **All**

Garden waste collection service review (Duration and charges) – Cllr MH reported that a proposal to extend the two-weekly green bin kerbside service from 38 weeks to 44 and increase the charge from £31 to £36.80 was rejected by the Environment Overview & Scrutiny Committee, which recommended an inflationary increase of 80p pw and no extension. However, at its meeting the previous day, the Cabinet deferred the paper to a future Cabinet meeting. **No further action**

The meeting closed at 8.20pm.

Date of next Meeting: The next meeting will be on Wednesday 15 October 2014 at Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road) **All**
