

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT  
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 15 OCTOBER 2014  
AT 7.30PM IN ST. ALDHELM'S CHURCH**

**PRESENT:** John Sprackling (JS) Chairman  
Wayne Hancock (WH) Vice-Chairman  
Cllr Neil Sorton (NS) Ward Councillor  
8 Members/Wardens

**1. APOLOGIES AND ACCURACY OF MINUTE**

**ACTION**

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

**Apologies:** Apologies received from Terry Stewart, Keith Alcroft, Carol & Mike Parkin, Chris Stracey, Kevin Goldstein-Jackson, William Mutlow. and Bob & Phyllis Young

**Accuracy:** JS said would sign the Minutes as a true and accurate record of the meeting held on 10 SEPTEMBER 2014. **JS**

**2. MATTERS ARISING**

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

1. Quayside (former Dolphin Quays) development – JS said that he is still waiting to hear about the Legal Agreement dated 14 March 2000 between the Borough of Poole, Poole Developments Ltd.
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 – ditto

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

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

**Community Working Group (CWG):** The next meeting is fixed Thursday, 20 November 2014 – Questions to Terry Stewart. JS said that he will circulate the Minutes of the meeting on 3 September with the Minutes of this meeting. **TS**

**Council Budget Monitoring report: (2013/14):** JS said that he expects that the next Council Budget Monitoring report (1 April 2014 to 30 September 2014) to be presented at the Cabinet meeting on 04 November 2014. **WM**

**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) – All outstanding matters have been resolved..

**Pinecliff Gardens (Sunken garden):** WH reported that his group of volunteers had been successful in achieving the second highest 'Thriving' award from the Royal Horticultural Society with 76 points. They are five sections – the top award being 'Outstanding' requiring 85 points. **WH**

NS commented on the splendid quality of the photographs on the front and back pages of the magazine

**Community Engagement:** JS reported that residents can subscribe to the pilot e-mail based newsletter via the Home page of the BoP website. **ACTION JS/TS**

**Navitus Bay Offshore Wind Farm:** Roy Pointer explained that the Open Floor Hearing had taken place in the BIC and around 90 oral representations had been made including several covering the PCBA objections. Around 10 were in favour of the wind farm and around 80 against. RP circulated a copy of the PCBA Written Representations for information of members noting that there were now 16 individual themes each of which had a detailed report. The total volume ran to around 250 pages and had already been submitted to the Planning Inspectorate. **RP**

PCBA would continue to pursue its objections through the Issue Specific Hearings held in late November at which PCBA subject specialists and other experts would attend on our behalf. Planning panel would make its recommendations in March 2015 and the Secretary of State was required to make a final decision within three months of that recommendation. It was noted that the General Election would take place in May.

A member commented that Bournemouth and Christchurch Councils had come out firmly against the Offshore Wind Farm and asked about Poole Council's stance. NS said that the Conservative Group on the Council have stated publicly that it is against but there is no overall control., with the Lib/Dems in favour and the other parties have not declared where they stand.

**Road Safety concerns - Burton Road & Canford Cliffs Road:** JS reported that at the previous week's Canford Cliffs & Penn Hill Area Committee meeting a Petition has been presented on behalf of the residents of Chester, Eaton and Ormonde Roads seeking parking restrictions in these roads, This request was not acceded but Members recommended a review of the removal of Forest Road, Burton Road & Balcombe Road from County Gates Residential Parking Permit Area (Zone K), JS said that he would be monitoring this. **JS**

**Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan SPD):** As reported at the last meeting, the re-written document should be available in the New Year, which will be subject to further consultation. **TS**

**Gypsy and Travellers' Sites – No new developments** **TS**

**'Party houses':** The new Anti-Social Behaviour Crime and Policy Act 2014 which comes into force on 20 October 2014 will help, but unlikely to have an immediate impact until cases have been tested in the Courts.

**Canford Cliffs and Penn Hill Conservation Areas Boundary Review –** As reported at the last meeting, the report is due to be presented at the Economy Overview and Scrutiny Committee meeting on 6 November 2014 and the Agenda & supporting papers should be posted on the BoP website by 30 October 2014. NS was asked if he could do what he could to ensure that there was no delay in posting the report. **JS**

In response to a question, JS said that if the officers confirm their recommendation to de-designate the East side of Canford Cliffs Road from the Branksome Park Conservation Area, he will seek permission for a representative of the Association to speak at the meeting and, it will be important that residents turn up in force at the meeting which will be held at the Civic Centre commencing at 7.00pm to show the strength of feeling. Please put this date in your diaries. **ALL**

**Succession planning:** JS emphasised the importance of finding 'new blood', in the event that he 'falls off his perch'. **JS**

**Pine Drive – No new developments.**

**Uniting the Conurbation (Bournemouth, Poole and Christchurch)** – JS said **ACTION**  
that although there was no general appetite within the Association for this idea, **JS**  
he was convinced that there were merits in economies of scale to be achieved  
by the merger of the three Councils but, clearly, we cannot expect Councillors  
or Officers to see it this way as this would like expecting 'Turkeys to vote for  
Christmas'

He conceded that there is more and more co-operation between Poole and  
Bournemouth Councils viz Joint Youth Offending Team, Adult Social Care, Adult  
Learning and the Stour Valley Project. NS pointed out the Bournemouth  
Borough Council had outsourced its back office function to Mouchel, which  
meant the opportunities for joint working were limited.

**Pines & Chines Autumn 2014** – The majority of the magazines have been **JG**  
delivered to Wardens.

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

In the absence of KA, JS reported

**KA**

**Martello Corner, Martello Road (also known as 83 Canford Cliffs Road)**  
(*Change of use of residential garage to dentists surgery*) - Application received  
on 04/09/14. Letter of objection lodged on behalf of the Association on 29  
September 2014.

TS has asked for application to be red carded. NS will consult with MH and  
Planning Officer

RP asked if there should be some clearance from the local Health Board before  
the Dental Practice could be opened.

Guy Dickson said that he spoke for the residents in Martello Road who are  
concerned about the de-designation of the east side of Canford Cliffs Road  
from the Branksome Park Conservation Area and although he had been  
assured that there were no plans to de-designate Martello Road, he felt that no  
area was safe and illustrated this by referring to Evening Hill and quoted from  
the Canford Cliffs and Penn Hill Conservation Areas Boundary Review  
document "*The character of this conservation area has been significantly  
eroded through plot subdivision and severance and it is considered that the  
rationale behind its designation has been lost.*" This had clearly be allowed to  
happen by successive Councils since its original designation (Feb 1992)

The owner of the property in question has sealed off his entrance in Canford  
Cliffs Road and GD felt that this was linked to the boundary review.

GD referred to several important forthcoming dates

- The Dental Practice is due to open on Monday (20/10/14)
- The Target Determination Date for this application is 3 November
- The Economy Overview and Scrutiny Committee( EOSC) meeting on  
6 November 2014

The residents in Martello Road are prepared to 'put their hands in their pockets'  
to fight this application and the immediately adjacent neighbour has employed  
a Planning Consultant. GDs preference was to defer action until after the  
outcome of the EOSC meeting is known on 6 November.

JS informed GD that, if the LPA were to decide to grant the application, there is  
no 3rd party right of appeal.

GD said that he is concerned that a number of residents are still unaware of the  
situation and asked how the Association can make residents aware of the  
implications. JS responded by saying that a postcard had been delivered to all  
the houses on both sides of Canford Cliffs Road informing owners of the Public

meeting on 29 July 2014.

**ACTION**

**Norfolk Lodge Hotel, 1 Flaghead Road** (The demolition of existing buildings and the construction of 18 apartments with basement car parking, landscaping, access and associated services.) - Application registered on 26 September 2014.

The Canford Cliffs Land Society.(CCLS) own the entirety of Bessborough Road and the block plans submitted by Pegasus show an incorrect and misleading position as they appear to show a section that it does not own.

The height of the building is still nearly one storey higher than the flats next door, despite the fact that they make some play at having reduced the height following consultation.

CCLS is taking professional advice with a view to formulating objections..

Other current planning issues

**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.

**4. UPDATE RE CANFORD CLIFFS & PENN HILL AREA COMMITTEE MEETING** - JS said that topics covered included...

**No further action**

- Anti-social behaviour legislation (See Party Houses' above)
- Branksome Park Bowls Club Pavilion improvements
- Panorama Road – resurfacing
- Chester, Eaton and Ormonde Roads (See Road Safety concerns above)

**5. ACCOUNTS TO DATE** – JS reported that the total Association funds as at 30<sup>th</sup> September 2014 amounted to £34,866.68.

**JS**

**6 ANY OTHER BUSINESS**

Withdrawal of the No. 20 bus service - This was raised under AOB at Wednesday's (08/10/14) Canford Cliffs and Penn Hill Area Committee meeting and Cllr Xena Dion, the Portfolio Holder responsible for this area said the Council hope the compromise will be a two-hourly service rather than lose the service altogether. XD made the point that, largely, the Council's austerity measures introduced so far have not been widely felt by residents but more residents are likely to be impacted by forthcoming economy measures and mentioned, as an example, the closure of the Jubilee Road toilets.

**All**

Canford Cliffs Library Notice Board – The Notice Board, which was installed in late 2009 or early 2010 and paid for by the Association at cost of £960, has been replaced. A lady at the library said that the Council had carried out the replacement, and that the old one 'had done good service'. NS to investigate.

**NS**

Branksome chine gardens drainage & path improvements – JS said that he should have reported at the last meeting that the Council is carrying out extensive repair work to improve the paths and reduce flooding in Branksome

**No further action**

Woods.

**ACTION**

Extended yellow lines along Western Road - JS said that he had been informed that the lines had been extended just passed All Saints Church Hall and onwards towards Bury Road? Was there an official application? NS to investigate. **NS**

The meeting closed at 8.25pm.

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

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