

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT  
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 12 NOV 2014  
AT 7.30PM IN ST. ALDHELM'S CHURCH**

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

Cllr Mrs May Haines (MH) `Ward Councillor

Approx 20 Members/Wardens

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

JS welcomed those present, particularly, those attending for the first time and 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, Roy Pointer & Chris Stracey

**JS**

**Accuracy:** Cllr Sorton has asked that, under the Navitus item, the words "in favour" in the phrase "with the Lib/Dems in favour" be deleted so as to read "the Lib/Dems and the other parties have not declared where they stand."

In the case of the Uniting the Conurbation item, the reference to the Stour Valley Project should be deleted as Bournemouth Borough Council is not involved in this as its 'Back office' functions have been outsourced to Mouchel.

JS said would sign the Minutes as a true and accurate record of the meeting held on 15 OCTOBER 2014, subject to these two amendments.

**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 for Thursday, 20 November 2014 – Questions to Terry Stewart. **TS**

**Council Budget Monitoring report: (2014/15):** WH reported on the Council Budget Monitoring report (1 April 2014 to 30 September 2014) presented at the Cabinet meeting on 04 November 2014. As at 30 September, the Council is forecasting a year-end underspend of £217,000, although this is only 0.2% of the Budget. **WM**

The Council face more difficult decisions over the next financial year, 2015/16, when there is, currently, a pressure to save £4.4m in order to balance the

budget.

**ACTION**

The current plan is for a 0% increase in Council Tax in the next financial year, followed by a 2% increase over the following two years, but this is dependent upon the grant from the Government.

**Public Rights of Way**

Westminster Road end of Dalkeith Road – No new developments.

**RD**

Buccleuch Road to Lakeside Road – ditto

Bessborough Road – ditto

**Pinecliff Gardens (Sunken garden):** WH reported that the award by the RHS features in the monthly updates from pooleprojects.net WH thanked Mark Whitchurch for this and it was arranged that an extract from the Poole Projects e-Newsletter (November issue) would be circulated with the Minutes.

**WH**

**Community Engagement:** TS reported that he has finally managed to arrange a meeting with the Leader of the Council, Cllr Elaine Atkinson, to be attended by himself and JS before meeting of all of the Residents' Associations in the Borough.

**JS/TS**

**Navitus Bay Offshore Wind Farm:** In the absence of Roy Pointer, JS said that, as members would be aware from the media, NBDL had submitted an alternative plan would have a maximum of 105 turbines and would be 19km (11 miles) out to sea at their closest point from shore.

**RP**

This will be the first item on the agenda at the first issue-specific hearing on 18 November. The examining panel will be asking applicant for more detail about the latest plan, the extent of additional information that NBDL will provide and what consultation it plans to carry out

JS said that he had written on behalf of the Association to say that the developer seems to take the view that it is in order to broaden the Application (just before the main hearings) into something unreasonably flexible which has had no consultation.

Issue-specific hearings will also take place on Wednesday and Thursday, 19 & 20 November.

**Chairman's note:** The Examining Panel did not make a decision about the admissibility of the latest plan at the meeting on 18 November but asked for more info to be lodged by 07 January 2015.

**Road Safety concerns: Burton Road & Canford Cliffs Road** - No new developments

**JS**

**Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan SPD)** - The Economy Overview and Scrutiny Committee Forward Plan updated 29/10/14 shows the date for the consideration of the re-written document as 'TBC'. JS said that it seems that it will be well into 2015, before this document is available for consultation.

**TS**

**Gypsy and Travellers' Sites** – TS reported that both Poole and Bournemouth have been unable to find anywhere to set up as a transit site for travelers.

**TS**

However, Dorset County Council have identified six possible sites in the rural area. At a meeting with Robert Syms MP, he intimated that the only way for Poole to avoid the traveller invasions is if Poole is given the power to move them into these rural areas. This is, however, extremely unpopular with the rural residents.

**'Party houses'** – Steve Cameron said there has been a Planning Application to use a residential house in Ponsonby Road as a 'pop-up' restaurant on Friday, Saturday and Sunday lunch, but this was turned down on the grounds of a

**SC**

residential property being used as a restaurant at the weekend was likely to result in higher levels of noise, vehicle disturbance etc. normally associated with a residential property.

**ACTION**

This seems to be exactly the issue with houses being used as 'party houses' and it is difficult to see the difference between them i.e. the Council viewing one set of criteria as OK and the other not. Cllr MH says she will pursue this matter.

Cllr MH is also pursuing the use of the new Anti Social Behaviour powers. She went on to say that this whole issue is still being followed up.

There then followed general discussion about the Council's response to residents' concerns about 'Party house' concerns and other similar issues.

TS offered to bring this up at the next meeting of the Community Working Group or at his meeting with the Council Leader, and asked Steve Cameron to set out in e-mail to him the specific points he wishes TS to raise. Stan Alfert suggested sending a copy of his e-mail to Robert Syms.

There was then more general discussion as to the best way forward.

JG asked Steve Cameron to pass on the best wishes of the Association to his wife, Jen, who is still recovering from being knocked off her bicycle some time ago.

Cllr MH said that she was happy to set up a meeting with the Council Officers to explain the discrepancies in their application of planning guidelines. JS asked that those who wish to attend this meeting let him to know and he will pass on a list to Cllr. MH.

**Canford Cliffs and Penn Hill Conservation Areas Boundary Review** – It is hoped that the recommendations agreed at the Economy Overview and Scrutiny Committee meeting on 6 November 2014 will be confirmed at next Tuesday's Full Council meeting.

**JS**

JS said that he would set out the recommendations in the Minutes (See below).

Guy Dickson said that he wished to thank the Association and Cllr MH for their help in the matter of the Conservation Areas Boundary Review.

There has been a Planning Application for a residential property at Martello Corner, Martello Road (formerly 83 Canford Cliffs Road) and subsequently the owners have gone ahead and opened a thriving dental practice. This is on the assumption that the de-designation of Canford Cliffs Road would go ahead. Cllr MH is looking into this.

**Beach Road** - That the boundaries of the Beach Road Conservation Area are amended to exclude Beach Road Car park and blocks of flats as per revised drawing in Appendix C and that prior to de-designation an assessment is made of the trees and relevant TPOs made. Also that Beach Road Conservation Area is amalgamated with Branksome Park Conservation Area to create a single conservation area.

**Branksome Park** - That Canford Cliffs Road is not removed from the Branksome Park Conservation Area and that revisions to the Management Plan address the issues of special character that arise. As referred to in paragraph 3.18 that Branksome Park and the amended Beach Road Conservations Areas are amalgamated into a single conservation area

**Canford Cliffs** - That Canford Cliffs is de-designated as a Conservation Area

**Canford Cliffs North** -That additional buildings are included and boundaries amended within the Canford Cliffs North Conservation Area and that this is incorporated into a single conservation area for Canford Cliffs including Haven

Road

**ACTION**

**Chester Road** - As per the consultation, no change to the boundaries and status of the Conservation Area.

**Compton Acres** - Compton Acres be de-designated as a Conservation Area

**Evening Hill** - That the southern part of Evening Hill is de-designated as a conservation area

**Harbour Height** - That Harbour Heights is de-designated as a conservation area

**Haven Road** - To extend the boundary of The Avenue Conservation Area

**Article 4 Directions** - If Members agree to the proposed boundary changes for the Canford Cliffs and Penn Hill Conservation Areas, it is recommended that Article 4 Directions restricting alterations to front boundaries are extended to all properties within the Branksome Park and Canford Cliffs Village Conservation Areas, with the exception of the Haven Road sub-area. This is to ensure that the features that contribute to the purpose of designating the conservation areas can be controlled through the planning system.

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

**Pine Drive** – MH said that this is the subject of correspondence between two Council departments.

**Uniting the Conurbation (Bournemouth, Poole and Christchurch)** – JS said that he & Douglas Eyre, another member of the UTC Steering Group had met with Laurence Vincent, the Principal of Bournemouth and Poole College. JS had been charged with establishing what are the responsibilities/funding of the three Local Authorities (Bournemouth, Poole & Christchurch) for the 16-19 age group **JS**

**Canford Cliffs Library Notice Board** – This was the result of an innocent mistake. The staff were unaware that the Association had paid for a new notice board at the Library. It was replaced because the locks had broken and it was no longer possible to secure the front flap. **No further action**

**Double yellow lines in Western Road** – It appears that the lines were marked by the Council. in error – the contractors had seen traces of an old line here and had assumed that it needed to be re-marked after the new surface had been laid. We will be removing this section of yellow line very shortly. **No further action**

The lines look a little different to the usual lines, because the Council is trialling a new material.

**Withdrawal of various bus services** – JS quoted from a note from Chris Stracey which he had received earlier in the day **JS**

“The proposed withdrawal of the bus services has caused a massive furore locally especially as it is rumoured that the 20 and 52 services are to be axed altogether.

This means that our area here, i.e. Canford Cliffs, Lilliput, Whitecliff, Parkstone etc will be cut off from Poole, Bournemouth, Westbourne, Castlepoint, Swanage etc and even if the 52 is changed to a two hourly service it is likely to be full as indeed it was today, standing room only at Whitecliff at 10.30 a.m...

I believe that this misguided proposal will also have a seriously negative effect upon businesses in Poole and Westbourne and even as far as Swanage because I know that I am amongst many people who regularly visit our local

areas not just to wander aimlessly about but to spend our pensions on many items and pursuits!

**ACTION**

There was a much discussion on this subject.

William Mutlow pointed out that the many elderly residents in this area would not be able to get out and about if they have no bus to travel on. Being isolated must surely be detrimental to their health. Cllr MH endorsed this fact, and pointed out that a Council priority is to look after its vulnerable people.

The closing date for consultation responses is 05 December 2014 i.e before the next Canford Cliffs and Penn Hill Area Committee on 10 December 2014 but, despite this, TS suggested that the Association request this subject to be put on the Agenda of the Area Committee meeting even though the deadline for the consultation is before then, as the Council will still take note.

### 3 NEW HOUSING DEVELOPMENT -

In the absence of KA, JS reported

**KA**

**29 The Avenue** (*Sever plot and erect a 2 storey dwelling in location of existing sunken garden/swimming pool*) - Application received on 03/10/14. Letter of objection lodged on behalf of the Association on 25 October 2014.

#### Other current planning issues

**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.

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

**30 Chaddesley Glen** (*Demolish existing 2 storey dwelling and garage, replace with 2 new dwellings over 3 storeys*) - Application refused on 13 October 2014.

**74, 76, 78 & 80 Lilliput Road** - the S106 agreement was signed on 21 May 2014 but the developer, Boulbee 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.

5. **ACCOUNTS TO DATE** – JS reported that the total Association funds as at 31<sup>st</sup> October 2014 amounted to £32,635.68.

**JS**

### 6 ANY OTHER BUSINESS

Date of next Meeting - The next meeting will be Wednesday 3 December 2014 as our normal date clashes with the next Canford Cliffs & Penn Hill Area Committee meeting.

**All**

Canford Cliffs Christmas lights - Cllr MH reminded the meeting that the Christmas Lights in Canford Cliffs will be switched on by the Mayor on Friday 21 November at 5.00/5.15pm.

**All**

The meeting closed at 8.30pm.

